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<b>REQUEST</b>	Current Zoning: I-2, general industrial Proposed Zoning: TOD-M, transit oriented development, mixed use
<b>LOCATION</b>	Approximately 0.34 acres located along the south side of West Catherine Street between South Tryon Street and Winnifred Street. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in the TOD-M district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of the petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
<b>PROPERTY OWNER</b>	Trust for the benefit of the stockholders of Beaty Investments, Inc.
<b>PETITIONER</b>	Charlotte-Mecklenburg Planning Department
<b>AGENT/REPRESENTATIVE</b>	Gateway Communities, LLC
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
  - **Existing Zoning and Land Use**  
The subject property is currently vacant. The surrounding properties are zoned I-2, TOD-M, TOD-MO, and MUDD-O and are occupied with commercial, industrial/warehouse, office, and multi-family residential uses.
  - **Rezoning History in Area**  
Recent rezonings in the area include:
    - There have been several petitions in 2006, 2007, and 2010 that rezoned properties along South Tryon Street and Winnifred Street to TOD-M and TOD-MO.
    - Petition 2008-151 approved a site plan amendment for 3.6 acres located on the east side of South Tryon Street to allow columns for a pedestrian bridge to remain in the setback.
  - **Public Plans and Policies**
    - The *South End Transit Station Area Plan* (2005) recommends mixed use, transit oriented development on this site.
    - This petition is consistent with the *South End Transit Station Area Plan*.
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#### **DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** Catherine Street is 15 feet in width, which is narrow for its present two-way operation. CDOT may have to convert Catherine Street to a one-way street or implement parking restrictions in the future. This information has been provided to the petitioner.
  - **Vehicle Trip Generation:**  
Due to the wide range of uses allowed no trip generation was provided for the proposed zoning classification.
  - **Connectivity:** No issues.

- **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses, therefore, the impact on local schools cannot be determined.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
  - **Urban Forestry:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
  - There is no site plan associated with this conventional rezoning request.

**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Urban Forestry Review

**Planner:** Sonja Sanders (704) 336-8327