REQUEST
Current Zoning: I-2, general industrial
Proposed Zoning: TOD-M, transit oriented development, mixed use

LOCATION
Approximately 0.34 acres located along the south side of West Catherine Street between South Tryon Street and Winnifred Street. (Council District 3 - Mayfield)

SUMMARY OF PETITION
The petition proposes to allow all uses permitted in the TOD-M district.

STAFF RECOMMENDATION
Staff recommends approval of the petition. The petition is consistent with the South End Transit Station Area Plan.

PROPERTY OWNER
Trust for the benefit of the stockholders of Beaty Investments, Inc.

PETITIONER
Charlotte-Mecklenburg Planning Department

AGENT/REPRESENTATIVE
Gateway Communities, LLC

COMMUNITY MEETING
Meeting is not required.

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.

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.

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.

Attachments Online at 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

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