

REQUEST	Current Zoning: B-2, general business and I-2, general industrial Proposed Zoning: TOD-M, transit oriented development, mixed-use
LOCATION	Approximately 20.69 acres located on the south side of Old Concord Road at the intersection of North Tryon Street and Old Concord Road. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes all uses allowed within the TOD-M zoning district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	City of Charlotte Charlotte-Mecklenburg Planning Department Charlotte Area Transit System
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>Northeast District Plan</i> but consistent with the draft <i>Old Concord Road Transit Station Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Labovitz seconded by Commissioner Walker).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Allen/Walker Yeas: Allen, Eschert, Johnson, Labovitz, Nealon, and Walker Nays: None Absent: Lathrop Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented the requested zoning change to the Zoning Committee. There was no discussion on the petition.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The draft *Old Concord Road Transit Station Area Plan*, currently under development with an anticipated completion date of late spring/early summer 2013, recommends transit oriented development for this and surrounding parcels. The subject rezoning is adjacent to the proposed Old Concord Road light rail transit station.

- The Northeast District Plan (1996) recommends industrial land uses for this and surrounding parcels.
 - The petition is inconsistent with the *Northeast District Plan*; however, it is consistent with the draft *Old Concord Road Transit Station Area Plan* land use recommendation.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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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:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** 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.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

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