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<b>REQUEST</b>	Current Zoning: B-2, general business and I-2, general industrial Proposed Zoning: TOD-M, transit oriented development, mixed-use
<b>LOCATION</b>	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)
<b>SUMMARY OF PETITION</b>	The petition proposes all uses allowed within the TOD-M zoning district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is inconsistent with the <i>Northeast District Plan</i> ; however, it is consistent with the draft <i>Old Concord Road Transit Station Area Plan</i> , which recommends transit oriented development for the site.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	City of Charlotte Charlotte-Mecklenburg Planning Department Charlotte Area Transit System
<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 occupied with commercial and warehouse uses, and the eastern portion of the site is vacant. Properties to the north and west are zoned B-2 and B-2(CD) and contain various commercial uses along with an institutional use to the north. East and south of the site are properties zoned I-1 and I-2 that contain various commercial and warehouse uses along with vacant property to the south.
  - **Rezoning History in Area**  
There have been no rezonings in the immediate area in recent years.
  - **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.
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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.
  - **Vehicle Trip Generation:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
  - **Connectivity:** 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.

#### **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-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

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