
REQUEST	Current Zoning: B-1(CD), neighborhood business, conditional Proposed Zoning: TOD-M, transit oriented development-mixed use
LOCATION	Approximately 2.437 acres located on the west side of North Tryon Street at the intersection of J.W. Clay Boulevard and North Tryon Street. (District 4 – Barnes)
SUMMARY OF PETITION	The petition proposes all uses allowed within the TOD-M zoning district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>University City Area Plan</i> (2007).
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	City of Charlotte Kathleen Cornett/Charlotte-Mecklenburg Planning Department Kathleen A. Santimaw/City of Charlotte Engineering and Property Management
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
The rezoning site is part of a larger 4.92-acre property rezoned in 1995 (rezoning petition 1995-20) from B-1SCD to B-1(CD), in order to accommodate 21,000 square feet of retail and 7,500 square feet of office.
- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
 - The rezoning site is developed with commercial uses and is surrounded by a mix of residential, office, retail, and institutional activities on properties zoned B-1SCD, R-17MF(CD), R-20MF, R-22MF(CD), INST, CC, O-1(CD), and O-15(CD).
- **Rezoning History in Area**
 - Approval of rezoning petition 2008-066 rezoned 6.50 acres located on the northwest corner of N. Tryon Street and W.T. Harris Boulevard, from CC and B-1SCD to CC and CC SPA, in order to provide additional parking for an existing office structure located within University Place.
- **Public Plans and Policies**
 - The *University City Area Plan* (2007) recommends Transit Oriented – Mixed land uses at this location.
 - The petition is consistent with the *University City 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:** No issues.
 - **Vehicle Trip Generation:** No issues.
Current Zoning: 620 trips per day.
Proposed Zoning: The petition will allow a wide range of trip generation based on the proposed zoning classification.
 - **Connectivity:** No issues.
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Charlotte-Mecklenburg Storm Water Services:** 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

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

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