

<b>REQUEST</b>	Current Zoning: TOD-MO, transit oriented development - mixed use, optional Proposed Zoning: I-1 (TS), light industrial, transit supportive overlay
<b>LOCATION</b>	Approximately 1.42 acres located on the east side of South Mint Street between West Bland Street and Lincoln Street. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses as permitted in the I-1 (TS) Overlay district.
<b>PROPERTY OWNER</b>	BATANDPICK Partners, LLC
<b>PETITIONER</b>	Paul Kardous
<b>AGENT/REPRESENTATIVE</b>	James M. Whiteside/Whiteside Industrial Properties
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>South End Transit Station Area Plan</i> and therefore to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Eschert).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Walker/Labovitz Yeas: Allen, Eschert, Labovitz, Lathrop, Nealon, and Walker Nays: None Absent: None Recused: Johnson
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this item to the Zoning Committee, noting the request was being made in order to allow for more flexibility on the site. There was no further discussion of this petition.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Background**
  - Approval of petition 2008-119 rezoned the subject property from I-2 to TOD-MO in order to allow a mix of transit supportive retail, office, restaurant, and residential uses within two proposed buildings. The project was never developed in accordance with the approved rezoning.

- **Proposed Request Details**

- This is a conventional rezoning petition with no associated site plan. The TS Overlay district limits uses permitted in I-1, and provides for certain development and design standards intended to introduce transit supportive and pedestrian oriented form of development and uses.

- **Public Plans and Policies**

- The *South End Transit Station Area Plan* (2005) recommends transit supportive development on the subject property.
  - The 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:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
  - **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 issues.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review

**Planner:** Claire Lyte-Graham (704) 336-3782