

REQUEST	Current Zoning: TOD-MO, transit oriented development – mixed use, optional Proposed Zoning: I-1 (TS), light industrial, transit supportive overlay
LOCATION	Approximately 1.42 acres located on the east side of South Mint Street between West Bland Street and Lincoln Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses as permitted in the I-1 (TS) Overlay district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>South End Transit Station Area Plan</i> .
PROPERTY OWNER	BATANDPICK Partners, LLC
PETITIONER	Paul Kardous
AGENT/REPRESENTATIVE	James M. Whiteside/Whiteside Industrial Properties
COMMUNITY MEETING	Meeting is not required.

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.
- **Existing Zoning and Land Use**
 - The site is developed with a series of connected industrial buildings (construction dates ranging from 1945 to 1988) and is immediately surrounded primarily by industrial, warehouse, office, and townhomes on properties zoned I-2, TOD-MO, TOD-M, and MUDD-O.
- **Rezoning History in Area**
 - There have been several rezonings of properties located closer to Tryon Street and South Boulevard to TOD, TOD-M, and TOD-MO to accommodate transit supportive development.
- **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*.

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:**
Current Zoning: 6,700 trips per day.
Proposed Zoning: This petition will allow a wide range of trip generation based on the proposed zoning classification.
 - **Connectivity:** No issues.
 - **Charlotte-Mecklenburg Schools:** The conditional 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.
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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 Land Use and Environmental Services Agency Review

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