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| REQUEST | Current Zoning: TOD-MO, transit oriented development, mixed-use, optional Proposed Zoning: I-1 (TS), light industrial, transit supportive overlay |
| LOCATION | Approximately 0.206 acres located on the west corner of the intersection between South Church Street and Lincoln Street. (Council District 3 - Mayfield) |
| SUMMARY OF PETITION | The petition proposes to allow development consistent with the I-1 (TS) district. |
| PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE | Summit Avenue Mint St. LLC Paul Kardous for Batandpick Partners LLC Brooks Whiteside |
| COMMUNITY MEETING STATEMENT OF CONSISTENCY | Meeting is not required. This petition is found to be consistent with the <i>South End Transit Station Area Plan</i> based on information from the staff analysis and the public hearing; therefore to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Labovitz). |

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| ZONING COMMITTEE ACTION | The Zoning Committee voted 6-0 to recommend APPROVAL of this petition. |
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| VOTE | Motion/Second: Allen/Firestone Yeas: Allen, Dodson, Eschert, Firestone, Labovitz, and Low Nays: None Absent: Ryan and Walker Recused: None |
| ZONING COMMITTEE DISCUSSION | Staff presented this item to the Committee, noting that in June City Council approved the rezoning of the abutting 1.42 acres from TOD-MO to I-1 (TS). Staff stated that rezoning this subject property will provide consistency of zoning district classification. There was no discussion of this 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

- **Background**
Approval of petition 2008-119 rezoned the subject property and the abutting 1.42 acres 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 built in accordance with the approved rezoning. Rezoning petition 2013-042 was approved on June 17, 2013, rezoning the abutting 1.42 acres from TOD-MO to I-1 (TS).
- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.

- **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:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **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 issues.
 - **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
- Engineering and Property Management
- Mecklenburg County Land Use and Environmental Services Agency
- Mecklenburg County Parks and Recreation Review

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