
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)
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>South End Transit Station Area Plan</i> .
PROPERTY OWNER	Summit Avenue Mint St. LLC
PETITIONER	Paul Kardous for Batandpick Partners LLC
AGENT/REPRESENTATIVE	Brooks Whiteside
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 proposed project was never developed. Rezoning Petition 2013-42 approved on June 17, 2013 rezoned the remaining 1.42 acres on the block from TOD-MO to I-1 (TS).
 - **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan. The TS Overlay district allows all uses as permitted in the underlying Zoning District (I-1) by-right or under prescribed conditions, with a number of exceptions including more intense industrial and automobile oriented uses. It also allows residential development and provides for certain development and design standards intended to introduce transit supportive and pedestrian oriented form of development. The proposed rezoning will provide for a consistent transit supportive block that allows a wide range of uses. (Refer to the attached list of uses allowed in I-1 (TS).
 - **Existing Zoning and Land Use**
The site is developed with an industrial structure connected with a series of other industrial buildings, and is immediately surrounded primarily by industrial, warehouse, office, and townhomes on properties zoned I-1 (TS), TOD-M, TOD-MO, MUDD-O, and I-2.
 - **Rezoning History in Area**
Rezoning petition 2013-042, approved on June 17, 2013, rezoned the remaining 1.42 acres on the block from TOD-MO to I-1 (TS).
 - **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends transit supportive development on the subject property. The parcel is within 1/2 mile walking distance from the Carson Boulevard and Bland Street transit stations.
 - 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.
 - **Vehicle Trip Generation:**
Current Zoning: 1,400 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 Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The conventional 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 issues.
- **Charlotte-Mecklenburg Utilities:** No issues.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - 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
- Charlotte Department of Neighborhood & Business Services Review
- Engineering Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Parks and Recreation Review
- Charlotte-Mecklenburg Utilities Review

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

The TS Overlay district allows all uses as permitted in the underlying Zoning District (I-1) by right or under prescribed conditions, with a number of exceptions.

Examples of I-1 uses allowed in the TS zoning overlay district include, but are not limited to the following:

- Animal crematoriums
- Auction sales
- Automobile repair garages
- Automotive service stations
- Bakeries
- Barber and beauty shops
- Car washes
- Clinics, medical, dental, optical
- Clinics, veterinary
- Dry cleaning and laundry establishments
- Financial institutions up to 70,000 square feet
- Hotels and motels
- Offices up to 400,000 square feet
- Parks, greenways, and arboretums
- Printing and publishing establishments
- Radio and television stations
- Religious institutions
- Restaurants
- Retail establishments, shopping centers and business, personal and recreational services up to 70,000 square feet
- Theatres, motion picture
- Vocational schools
- Adult care centers
- Adult establishments
- Crematory facilities
- Day labor service agency
- Indoor training and shooting facilities
- Manufacturing uses (light)
- Nightclubs, bars and lounges up to 70,000 square feet
- Shelters, accessory, emergency and homeless
- Universities, colleges and junior colleges

The TS Overlay district **prohibits** the following I-1 uses:

- Automobile or truck washing facilities
- Boat or ship sales, repairs, dry storage
- Body shops, free-standing (Body shops that are an accessory to automotive sales and service establishments are permitted as an accessory use)
- Building material and sales and service
- Cemeteries
- Cold storage plants
- Contractor storage
- Distributive businesses greater than 10,000 square feet
- Funeral homes, internment services, embalming, and crematories
- Hazardous materials storage and treatment
- Heavy industrial uses permitted by right or under prescribed conditions
- Jails and prisons
- Manufactured home sales and repair
- Mining and extraction establishments

- Outdoor storage of any type, occupying more than 1 acre
- Quarries
- Retail equipment sales, service, rental and/or leasing
- Tire recapping and retreading
- Towing services
- Truck and freight transportation services Truck stops and/or terminals
- Vehicle sales such as tractor trucks and accompanying trailer units
- Waste incinerators
- Wholesale distribution of petroleum products, heating fuel, propane, alternative fuels, etc.
- Wholesale sales establishments greater than 10,000 square feet