

REQUEST	Current Zoning: B-2, general business Proposed Zoning: TOD-M, transit oriented development – mixed-use
LOCATION	Approximately 14.4 acres located on the southwest corner of the intersection of Tom Hunter Road and North Tryon Street. (Council District 4 - Phipps)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted within the TOD-M (transit oriented development – mixed-use) zoning district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Parks Holdings, LLC Charlotte-Mecklenburg Planning Department Cambridge Properties, Inc.
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Blue Line Extension Transit Station Area Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Ryan).

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Allen/Ryan Yeas: Allen, Dodson, Labovitz, Low, Ryan, and Zoutewelle Nays: None Absent: Firestone and Walker Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee. There was no further discussion.
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

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *Blue Line Extension Transit Station Area Plan (2013)*, Tom Hunter Station, recommends transit supportive land uses (residential, office, retail, civic/institutional, park and open space) for this and surrounding parcels.
 - The petition is consistent with the *Blue Line Extension 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 comments received.
- **Transportation:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** No comments received.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte-Mecklenburg Utilities:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

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.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Mecklenburg County Parks and Recreation Review

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