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<b>REQUEST</b>	Current Zoning: B-2, general business Proposed Zoning: TOD-M, transit oriented development-mixed use
<b>LOCATION</b>	Approximately 14.4 acres located on the southwest intersection of Tom Hunter Road and North Tryon Street. (Council District 4 - Barnes)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted within the TOD-M zoning district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with the <i>Blue Line Extension Transit Station Area Plan</i> .
<b>PROPERTY OWNER</b>	Parks Holdings, LLC
<b>PETITIONER</b>	Charlotte-Mecklenburg Planning Department
<b>AGENT/REPRESENTATIVE</b>	Cambridge Properties, Inc.
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
  - **Existing Zoning and Land Use**  
The subject property is developed with an automotive dealership in B-2 zoning. Properties on the both sides of N. Tryon Street are zoned R-3, R-4, R-12MF, R-17MF, B-D(CD), B-2 and B-2(CD) and contain single family and multi-family residential uses, commercial uses and vacant lots.
  - **Rezoning History in Area**  
There have been no rezonings in the immediate area in recent years other than the pending petition 2013-052, which is scheduled for public hearing in September 2013.
  - **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*.
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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 comments received.
- **Transportation:** No comments received.
  - **Vehicle Trip Generation:**  
The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
  - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** No comments received.

- **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utility Department:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **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.

**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utility Department
- Mecklenburg County Park and Recreation Department

**Planner:** Sonja Sanders (704) 336-8327