

<b>REQUEST</b>	Current Zoning: I-2. general industrial Proposed Zoning: TOD-M, transit oriented development, mixed-use
<b>LOCATION</b>	Approximately 0.19 acres located on the western corner at the intersection of South Church Street and West Palmer Street. (Council District 3 – Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted within the TOD-M (transit oriented development – mixed use) zoning district.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Prida Land Holdings, LLC Charlotte-Mecklenburg Planning Department Tim Demmitt
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>South End 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 Ryan seconded by Commissioner Allen).

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

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://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 *South End Transit Station Area Plan* (2005) recommends mixed use transit supportive development for the property. The site is located within the ½ mile walk distance from the Carson Boulevard transit station.
  - 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 comments received.
  - **Transportation:** No issues.
    - **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 comments received.
  - **Charlotte-Mecklenburg Schools:** No comments received.
  - **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 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.
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**OUTSTANDING ISSUES**

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

- Application
- Pre-Hearing Staff Analysis
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review

**Planner:** Shad Spencer (704) 353-1132