
REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: TOD-M, transit oriented development, mixed-use
LOCATION	Approximately 0.19 acres located on the western corner at the intersection of South Church Street and West Palmer Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted within the TOD-M zoning district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Prida Land Holdings, LLC Charlotte Mecklenburg Planning Department Tim Demmitt
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
The subject site is currently occupied by an office/warehouse building. North and east of the property are parcels zoned I-2 and containing surface parking, office, and warehouse uses. An office building and a multi-family development are located south and west of the subject site. These parcels are zoned TOD-M and TOD-MO.
 - **Rezoning History in Area**
There have been numerous rezonings in this area to accommodate various transit oriented developments.
 - **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*.
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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 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:**
 - 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

- Application
- 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