
REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: TOD-M, transit oriented development-mixed
LOCATION	Approximately 2.4 acres located on the south side of Raleigh Street between East Sugar Creek Road and Greensboro Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the TOD-M (transit oriented development-mixed) district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Blue Line Extension Transit Station Area Plan</i> .
PROPERTY OWNER	City of Charlotte
PETITIONER	Charlotte-Mecklenburg Planning Department
AGENT/REPRESENTATIVE	Andy Mock, Charlotte Area Transit System (CATS)
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 property is vacant. A majority of adjacent properties are zoned I-2 (general industrial) and developed with warehouse/ industrial uses and a few commercial uses. A largely vacant retail strip mall, North Tryon Mall, exists north of the site in B-1SCD (business shopping center) zoning. Residential condominiums are developed in UR-3(CD) (urban residential, conditional) zoning south of the subject property on North Davidson Street and a few single family dwellings exist in R-5 (single family residential) and B-2 (general business) zoning east of the site on Bearwood Avenue.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *Blue Line Extension Transit Station Area Plan (2013)* recommends transit supportive land uses for the subject property and surrounding parcels. The property is located within ¼ mile walk from the proposed Sugar Creek Transit Station.
 - 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 issues.
- **Transportation:** No issues.
 - **Vehicle Trip Generation:** The site will allow a wide range of trip generation based on the current and proposed zoning classifications.
 - **Connectivity:** No issues.
- **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.
- **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 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
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Sonja Sanders (704) 336-8327