

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development - mixed-use)
LOCATION	Approximately 0.63 acres located on the east side of South Church Street between West Summit Avenue and West Bland Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to rezone approximately 0.63 acres to allow for all uses in the TOD-M (transit oriented development – mixed-use) district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Bascom V Belk, Jr. Charlotte-Mecklenburg Planning Department N/A
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	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 vote of the Zoning Committee (motion by Eschert seconded by Labovitz).

ZONING COMMITTEE ACTION	The Zoning Committee voted to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Eschert/Labovitz Yeas: Dodson, Eschert, Labovitz, Nelson, and Sullivan Nays: None Absent: Ryan and Walker Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented this item to the Zoning Committee, noting that this is a conventional petition with no associated site plan and that the petition is consistent with the <i>South End Transit Station Area Plan</i> .
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 *South End Transit Station Area Plan* (2005) recommends mixed use transit supportive development for the property. The rezoning site is within ½ mile of the Bland Street Station on the LYNX Blue Line.
 - 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 issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** 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 text amendment.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Claire Lyte-Graham (704) 336-3782