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<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented - mixed-use)
<b>LOCATION</b>	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)
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone approximately 0.63 acres to allow for all uses in the TOD-M (transit oriented development - mixed-use) district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Bascom V Belk, Jr. Charlotte-Mecklenburg Planning Department N/A
<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 currently vacant and surrounded by a mix of industrial/warehouse uses, single family and multi-family development, and office and commercial activities on properties in various zoning districts.
- **Rezoning History in Area**
  - There have been several recent rezonings in order to allow development/redevelopment within the TOD (transit oriented development), MUDD (mixed use development), and the I-1(TS) (light industrial, transit supportive overlay) districts.
- **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*.

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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 issues.
- **Transportation:** The petition will allow a wide range of trip generation based on the proposed zoning classification. CDOT has indicated that a left-turn lane will be required as part of the driveway permit review process.
  - **Vehicle Trip Generation:**  
Current Zoning: 330 trips per day.
  - **Connectivity:** See comments above.
- **Charlotte Fire Department:** No comments received.
- **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.

- **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 conventional rezoning request.

**OUTSTANDING ISSUES**

- No issues.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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

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