

REQUEST Current Zoning: : INST (institutional) and I-2(CD) (general industrial, conditional)
Proposed Zoning: TOD-M (transit oriented development - mixed-use)

LOCATION Approximately 1.83 acres located on the east side of North Tryon Street between McCullough Drive and Ken Hoffman Drive.
(Council District 4 - Phipps)

SUMMARY OF PETITION The petition proposes to rezone approximately 1.83 acres to allow all uses permitted in the TOD-M (transit oriented development - mixed-use) district.

PROPERTY OWNER Peak Properties I, LLC
PETITIONER Charlotte-Mecklenburg Planning Department
AGENT/REPRESENTATIVE None

COMMUNITY MEETING Meeting is not required.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the *University City Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The proposed use is suitable for the area.

Therefore, this petition is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing , and because:

- The site is located within ¼ mile walk distance of the future McCullough Transit Station location;
- The property is located in a priority area for transit oriented development; and,
- This rezoning will ensure any development on the site is transit oriented;

By a 5-0 vote of the Zoning Committee (motion by Commissioner Nelson seconded by Commissioner Sullivan).

ZONING COMMITTEE ACTION The Zoning Committee voted 5-0 to recommend **APPROVAL** of this petition.

VOTE

Motion/Second:	Eschert/Sullivan
Yeas:	Dodson, Eschert, Nelson, Ryan, and Sullivan
Nays:	None
Absent:	Labovitz and Walker
Recused:	None

ZONING COMMITTEE DISCUSSION Staff presented the petition to the Zoning Committee and noted that there were no outstanding issues with this conventional rezoning. There was no further discussion of this petition.

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

- **Background**
 - A portion of the site was rezoned to I-2(CD) (general industrial, conditional) under petition 1977-016(C) to allow the development of a utility storage facility.
 - **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.
 - **Public Plans and Policies**
 - The *University City Area Plan* (2007) recommends transit oriented development for the subject property.
 - The petition is consistent with the *University City Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **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.
 - **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.
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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 Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review

- Charlotte-Mecklenburg Schools 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
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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