
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>University City Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Peak Properties I, LLC Charlotte-Mecklenburg Planning Department None
COMMUNITY MEETING	Meeting is not required.

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.
- **Existing Zoning and Land Use**
 - The subject property is currently developed with an existing commercial structure and associated parking. The surrounding properties are zoned O-15(CD) (office, conditional), INST (institutional), and I-2(CD) (general industrial, conditional) and developed with various commercial and industrial structures.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The draft update of the *University City Area Plan* recommends transit supportive uses for the subject property.
 - The *University City Area Plan* (2007) recommends transit oriented development for the subject property.
 - The petition is consistent with the *University City Area Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **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.
 - **Vehicle Trip Generation:**
Current Zoning: 530 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** 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.
 - **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.
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Attachments Online at www.rezoning.org

- Application
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- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department 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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