

REQUEST	Current Zoning: B-2 (general business) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 2.17 acres located on the west side of South Boulevard across from Seneca Place. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses in the TOD-M (transit oriented development – mixed-use) district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	De Nguyen 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>Tyvola & Archdale Transit Station Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The <i>Tyvola & Archdale Transit Station Plan</i> recommends transit supportive uses for the subject property. <p>Therefore, this petition is found to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The proposed request will allow all uses in the TOD-M district; and • The property is located within ½ mile of the Tyvola Road Station; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Ryan).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
--------------------------------	---

VOTE	Motion/Second: Ryan/Eschert Yeas: Dodson, Eschert, Lathrop, Nelson, Ryan, and Sullivan Nays: None Absent: Labovitz Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented this item to the Zoning Committee. There was no discussion of this conventional rezoning request.
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 *Tyvola & Archdale Transit Station Area Plan* (2008) recommends mixed use transit supportive development for the property.

- The petition is consistent with the *Tyvola & Archdale Transit Station Area Plan*.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** The developer must comply with the City's Housing policies if seeking public funding.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** 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 comments received.
-

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
- Pre-Hearing Staff Analysis
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Water
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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