

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: I-1(TS) (light industrial, transit supportive overlay)
LOCATION	Approximately 0.413 acres located on the southeast corner at the intersection of East 22 nd Street and North Brevard Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all uses as permitted in the I-1(TS) (light industrial, transit supportive overlay) district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Jeffrey Smith Jeffrey Smith Tobias Witte
STATEMENT OF CONSISTENCY	<p>This petition is found to be consistent with the <i>Blue Line Extension Transit Station Area Plan - Parkwood Transit Station Area</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> The <i>Blue Line Extension Transit Station Area Plan - Parkwood Transit Station Area</i> recommends transit supportive land uses for this site and surrounding locations. <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 I-1 TS Overlay district; <p>By a 5-1 vote of the Zoning Committee (motion by Commissioner Nelson seconded by Commissioner Labovitz).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Lathrop/Nelson Yeas: Dodson, Labovitz, Lathrop, Nelson and Sullivan Nays: Ryan Absent: Eschert Recused: None
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ZONING COMMITTEE DISCUSSION

Staff provided an overview of the petition, noting that the petition is consistent with the *Blue Line Extension Transit Station Area Plan-Parkwood Transit Station Area Plan's* recommendation for transit supportive land uses. A commissioner questioned whether industrial uses are considered transit supportive land uses. Staff responded that industrial uses are not ideally transit supportive uses but there are some places where the market is not ready for more pure transit oriented development. Staff added that the Transit Supportive Overlay district will ensure a form of development that is appropriate for future mixed use (retail, office, residential) uses.

The Transit Supportive Overlay amends the underlying I-1 (light industrial) district by disallowing some uses otherwise allowed and adding some uses that are otherwise disallowed, such as residential uses. The standards of the Transit Supportive Overlay district require a pedestrian oriented form of development that is compatible with the TOD (transit oriented development) district, such as the location of buildings close to the street, parking disallowed between the building and the public street, and sidewalk and streetscape requirements.

MINORITY OPINION The minority felt that the site is close to existing residential land use

and a more aggressive rezoning should be sought.

STAFF OPINION

Staff agrees with the recommendation of the majority 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. The TS (transit supportive overlay) district amends and limits uses permitted in the I-1 (light industrial) district, and provides for certain development and design standards intended to introduce transit supportive and pedestrian oriented forms of development and uses.
 - **Public Plans and Policies**
 - The *Blue Line Extension Transit Station Area Plans - Parkwood Transit Station Area* (2013) recommends transit supportive land uses for this site and surrounding locations.
 - The petition is consistent with the *Blue Line Extension Transit Station Area Plans - Parkwood Transit Station Area*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** Developer must comply with the City's Housing Policies if seeking public funding.
 - **Transportation:** No issues.
 - **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 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-Mecklenburg Storm Water Services Review
- Charlotte Water 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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