
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Blue Line Extension Transit Station Area Plans - Parkwood Transit Station Area</i> , which recommends transit supportive land uses for this and surrounding locations.
PROPERTY OWNER	Jeffrey Smith
PETITIONER	Jeffrey Smith
AGENT/REPRESENTATIVE	Tobias Witte

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan. The TS (transit supportive overlay) district 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.
 - **Existing Zoning and Land Use**
 - The subject property is currently vacant. Surrounding properties are zoned I-2 (general industrial) and are vacant or developed with warehouse, office, and single family detached dwellings.
 - **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **Public Plans and Policies**
 - The *Blue Line Extension Transit Station Area Plans - Parkwood Transit Station Area* 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.
 - **Vehicle Trip Generation:**
Current Zoning: 2,225 trips per day.
Proposed Zoning: Under the proposed zoning, the TS (transit supportive) Overlay allows for a wide array of land uses with associated trip generations.
 - **Connectivity:** No issues.
- **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.
 - **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.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water
- 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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