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<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development - mixed-use)
<b>LOCATION</b>	Approximately 0.85 acres located on the southwest corner at the intersection of West Bland Street and South Church Street. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses in the TOD-M (transit oriented development – mixed-use) district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
<b>PROPERTY OWNER</b>	BatandPick Partners, LLC
<b>PETITIONER</b>	Paul Kardous
<b>AGENT/REPRESENTATIVE</b>	Brooks Whiteside
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
  - **Existing Zoning and Land Use**
    - The site is currently used for industrial uses. Properties to the north and west are zoned I-2 (general industrial) and developed with industrial uses. Property to the south is zoned TOD-M (transit oriented development – mixed-use) and is undeveloped. Properties to the east are zoned MUDD-O (mixed use development, optional) and TOD-MO (transit oriented development – mixed-use, optional) and are developed with office and multi-family attached residential uses.
  - **Rezoning History in Area**
    - There have been numerous rezonings in the area to accommodate transit supportive development.
  - **Public Plans and Policies**
    - The *South End Transit Station Area Plan* (2005) recommends mixed use transit supportive development.
    - The petition is consistent with the *South End Transit Station 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.
  - **Vehicle Trip Generation:**  
Current Zoning: 3,300 trips per day.  
Proposed Zoning: Will allow a wide range of trip generation based on the proposed zoning classification.
  - **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](http://www.rezoning.org)**

- Application
- 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

**Planner:** John Kinley (704) 336-8311