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| REQUEST | Current Zoning: B-1 (neighborhood business) Proposed Zoning: TOD-M (transit oriented development - mixed-use) |
| LOCATION | Approximately 0.26 acres located on the west side of South Boulevard between East Boulevard and East Kingston Avenue. (Council District 3 - Mayfield) |
| SUMMARY OF PETITION | The petition proposes to allow all uses in the TOD-M (transit oriented development – mixed-use) district. |
| STAFF RECOMMENDATION | Staff recommends approval of this petition. This petition is consistent with the <i>South End Transit Station Area Plan</i> . |
| PROPERTY OWNER | 1700 South, LLC |
| PETITIONER | 1700 South, LLC |
| AGENT/REPRESENTATIVE | Jim Plyler |
| COMMUNITY MEETING | Meeting is not required. |

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The subject property is zoned B-1 (neighborhood business) and developed with office and retail uses. Surrounding properties are zoned B-1 (neighborhood business), and MUDD(CD) (mixed use development, conditional) and developed with commercial uses.
 - **Rezoning History in Area**
 - A number of rezonings have taken place to accommodate non-residential and transit supportive uses in the immediate area.
 - **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends mixed use transit supportive development for the property.
 - This 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: 1,100 trips per day.
Proposed Zoning: A wide range of trip generation is possible for the proposed zoning district.
 - **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.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** 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
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Solomon Fortune (704) 336-8326