

<b>REQUEST</b>	Current Zoning: I-1 (light industrial) Proposed Zoning: TOD-R (transit oriented development - residential)
<b>LOCATION</b>	Approximately 1.7 acres located on the southeast corner at the intersection of West Summit Avenue and South Church Street. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all transit supportive uses per conventional TOD-R (transit oriented development – residential) zoning on a 1.7 acre site located in South End near the Bland Street Light Rail Station. TOD-R requires residential development at a minimum density of 20 units per acre and also allows complimentary uses such as office and retail.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	CTS Properties C/O FADELS, INC Timothy Pratt, NVR, INC. Mac McCarley / Parker Poe Adams & Berstein LLP
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	<p>This petition is found to be consistent with the <i>South End Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The plan recommends residential transit supportive development for the site.</li> </ul> <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"> <li>• The subject site is within a 1/4 mile walk of the Bland Street Transit Station on the LYNX Blue Line; and</li> <li>• The proposal allows a site previously used for an industrial office to convert to more transit supportive land uses; and</li> <li>• The request for residential and/or more transit supportive development will complement the recently constructed condos on an adjacent site, as well as the adjoining Wilmore neighborhood; and</li> <li>• Use of conventional TOD-R (transit oriented development – residential) zoning applies all the standards and regulations to create the desired form and intensity of transit supportive development; and</li> <li>• The TOD (transit oriented development) height limitations will insure that adjacent single family neighborhoods are not adversely impacted by tall buildings in close proximity;</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Majeed).</p>

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second:	Dodson/Wiggins
	Yeas:	Dodson, Wiggins, McClung, Lathrop, Sullivan, and Majeed
	Nays:	None
	Absent:	Eschert, Labovitz, and Nelson
	Recused:	None

**ZONING COMMITTEE DISCUSSION** Staff presented this item and noted that this was a conventional rezoning with no site plan and all uses in the TOD-R (transit oriented development - residential) district would be allowed. One

Commissioner asked why CMS could not provide a number of students generated for this request. Staff noted that due to the wide range of uses allowed in the proposed district, CMS cannot determine the impact of the development. There was no further discussion of the petition.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW****• Proposed Request Details**

This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-R (transit oriented development – residential) zoning district.

**• Public Plans and Policies**

- The *South End Transit Station Area Plan* (2005) recommends residential transit supportive development.
- The petition supports the *General Development Policies-Environment* by redeveloping an infill site at a transit station, thereby minimizing further environmental impacts while accommodating growth.

**Transportation Considerations:** No issues.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** 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.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
  - 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

**Planner:** Solomon Fortune (704) 336-8326