

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 0.17 acres located on the west corner at the intersection of Winnifred Street and West Bland Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed-use) zoning for a 0.17 acre site that is located in South End and is within a ½ mile walk of the Bland Street light rail station. Uses allowed in the TOD-M district include office, residential, retail and civic uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Roger D. and Kathe W. Ball Roger and Kathe Ball Not applicable
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<p>The Zoning Committee found this petition 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"> • The plan recommends a mixed use transit supportive development for the site. <p>Therefore, this petition was 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 subject site is within a 1/2 mile walk of the Bland Street transit station on the LYNX Blue Line; and • The proposal allows a site previously used for an industrial office to convert to transit supportive land uses; and • Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary; and • TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening; <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Wiggins seconded by Commissioner Labovitz).</p>
ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
VOTE	<p>Motion/Second: Wiggins/Labovitz Yeas: Dodson, Eschert, Labovitz, Lathrop, Nelson, Sullivan, and Wiggins Nays: None Absent: None Recused: None</p>
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-M (transit oriented development – mixed-use) district would be allowed. There was no further discussion of the petition.
STAFF OPINION	Staff agrees with the recommendation 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, which applies all the standards, regulations and uses in the TOD-M (transit oriented development – mixed-use) zoning district.

- **Public Plans and Policies**

- The *South End Transit Station Area Plan* (2005) recommends mixed use transit supportive development for the subject site and surrounding properties.
- The petition supports the *General Development Policies-Environment* by redeveloping an infill site near 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.
 - **Transportation:** 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

- 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