

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
<b>LOCATION</b>	Approximately 0.17 acres located on the west corner at the intersection of Winnifred Street and West Bland Street. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER</b>	Roger D. and Kathe W. Ball
<b>PETITIONER</b>	Roger and Kathe Ball
<b>AGENT/REPRESENTATIVE</b>	Not applicable
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>South End Transit Station Area Plan</i> recommendation for mixed use transit supportive development.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• Staff supports this petition because: <ul style="list-style-type: none"> <li>• The subject site is within a 1/2 mile walk of the Bland Street Transit Station on the LYNX Blue Line.</li> <li>• The proposal allows a site previously used for an industrial office to convert to transit supportive land uses.</li> <li>• 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.</li> <li>• TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.</li> </ul> </li> </ul>
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**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.
- **Existing Zoning and Land Use**
  - The subject property is currently developed with an industrial office building and is zoned I-2 (general industrial).
  - The south and east boundary of the site abuts property which is zoned I-2 (general industrial) and is developed with industrial and office uses.
  - On the north side of the site across Bland Street property is zoned TOD-MO (transit oriented development – mixed-use, optional) and TOD-M (transit orientated development – mixed-use) and developed with residential townhomes and a commercial building.
  - On the west side of the site property is zoned MUDD-O (mixed use development, optional) and developed with commercial uses.
  - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
  - Since the construction of the LYNX Blue Line and the light rail station at Bland Street, there have been a number of rezonings to conventional TOD-M (transit oriented development –

mixed-use) and MUDD (mixed use development). These rezonings have supported the transition of the area from an industrial district to a walkable transit supportive 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**

- This site is located a 1/2 mile from a light rail transit station. CDOT supports intensive transit oriented development adjacent to transit stations. Since this is a conventional rezoning, CDOT will address any transportation issues during the permitting phase of development.
- **Vehicle Trip Generation:** The existing and proposed zoning both allow a wide variety of uses.  
Current Zoning: 10 trips per day.  
Proposed Zoning: Allows for a wide variety of uses.

#### **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:** 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:** The Engineering Department requested the petitioner show the tree save area on the site plan. As this is a conventional rezoning the information will be shown on the plan when the site plan is submitted for review. The petitioner has been made aware that this will be a requirement during permitting.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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
  - 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