

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 0.59 acres located on the northeast 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 0.59 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 (transit oriented development – mixed-use) district include office, residential, retail, and civic uses.
PROPERTY OWNER	CD Stampley Enterprises, Inc.
PETITIONER	Christopher Byers
AGENT/REPRESENTATIVE	None
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<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"> • The subject site is within a 1/2 mile walk of the Bland Street Transit Station on the LYNX Blue Line. • The proposal allows a site previously used for an industrial/office use to convert to transit supportive land uses. • 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. • TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
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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. Uses allowed in the TOD-M district include office, residential, retail, and civic uses.
- **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 TOD-M (transit orientated development – mixed-use) and is developed with industrial and office uses.
 - North and west of the site the 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.
 - 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**

- The proposed zoning district will allow for a wide variety of uses, so it is not possible to predict the trip generation for the site. However given the small size of the site, CDOT is not concerned about any transportation impacts of the rezoning. Pedestrians from this site can access the Bland Street Light Rail Station via a continuous sidewalk along Bland Street and the rail trail. The sidewalks along Bland Street are substandard and should be improved incrementally through redevelopment.
- **Vehicle Trip Generation:**
Current Zoning: 20 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:** No issues.
 - **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

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services 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
 - Transportation Review

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