

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
<b>LOCATION</b>	Approximately 0.45 acres located on the southeast corner at the intersection of Clanton Road and Dewitt Lane. (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 0.45 acre site that is within a ½ mile walk of the Scaleybark Transit Station on the LYNX Blue Line. Uses allowed in the TOD-M (transit oriented development – mixed-use) district include office, residential, retail, and civic uses.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Warren Klugman ESC Fitness, LLC Terry Shook
<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>Scaleybark 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>• The subject site is within a 1/2 mile walk of the Scaleybark Transit Station on the LYNX Blue Line.</li> <li>• The proposal allows a site previously used for an industrial/office use 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>
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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 immediately surrounding properties are zoned I-2 (general industrial) and developed with office and industrial uses.
  - There is a large site located to the southeast of the subject property and zoned TOD-M (transit oriented development – mixed-use). The property is vacant, with the exception of the CATS Park and Ride facility for the Scaleybark Light Rail Station.
  - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
  - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
  - The *Scaleybark Transit Station Area Plan* (2008) 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**

- As a small conventional rezoning, CDOT does not have any concerns with this petition. The site is in close proximity to the Scaleybark Light Rail Transit Station. There are gaps in the sidewalks that lead to the station; however, these gaps will be filled in with development adjacent to the transit station.
- **Vehicle Trip Generation:**  
Current Zoning: 70 trips per day (based on 19,600 square feet of warehouse uses).  
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:** See Advisory Comments, Note 2.
- **Engineering and Property Management:** See Advisory Comments, Note 1.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**ADVISORY COMMENTS**

1. Site shall comply with the City of Charlotte Tree Ordinance.
  2. Charlotte Water has water and sewer system availability via existing 8-inch water and sewer mains located along Clanton Road and Dewitt Lane.
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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
  - 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
  - Transportation Review

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