

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
<b>LOCATION</b>	Approximately 0.29 acres located on the northeast corner at the intersection of West Worthington Avenue and Hawkins 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 0.29 acre site that is within a 1/4 mile walk of the East/West Boulevard 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>	Honey Properties, Inc. DCC Parcel B Plus, LLC Eric Hampton, Kimley-Horn
<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>• The subject site is within a 1/4 mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line.</li> <li>• The proposal allows a site being used for 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>
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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).
  - Properties to the north and east, and abutting the site, are zoned TOD-M (transit oriented development mixed-use) and are developed with office and retail uses.
  - Property to the south is zoned UMUD (uptown mixed-use development) and is developed with office uses.
  - Properties immediately to the west are zoned I-2 (heavy industrial) and are vacant or developed with office and warehouse 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 the East/West Station, there have been a number of rezoning’s to conventional TOD-M (transit oriented development – mixed-use) in the area where this site is located. 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 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.
- **Vehicle Trip Generation:**  
Current Zoning: 20 trips per day (based on 2,900 square feet of industrial 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 1.
- **Engineering and Property Management:** See Advisory Comments, Note 2.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**ADVISORY COMMENTS**

1. The site has water and sewer system availability for the rezoning boundary via an existing eight-inch water and sewer main located along West Worthington Avenue.
2. Site shall comply with the City of Charlotte Tree Ordinance.

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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