

<b>REQUEST</b>	Current Zoning: NS (neighborhood services) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
<b>LOCATION</b>	Approximately 0.33 acres located on the east side of South Tryon Street between West Summit Avenue 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 0.33 acre site that is located in South End and is within a 1/4 mile walk of the Bland 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</b>	Patrick J. Staub & Beatriz C. Staub
<b>PETITIONER</b>	Patrick J. Staub & Beatriz C. Staub
<b>AGENT/REPRESENTATIVE</b>	None
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• 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: <ul style="list-style-type: none"> <li>• The plan recommends mixed-use transit supportive development for the area in which the site is located.</li> </ul> </li> <li>• 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: <ul style="list-style-type: none"> <li>• The subject site is within a 1/4 mile walk of the Bland Street Transit Station on the LYNX Blue Line; and</li> <li>• The proposal allows for all uses in the TOD-M (transit oriented development – mixed-use) district which include office, residential, retail, and civic uses; and</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; and</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> <p>By a 6-0 vote of the Zoning Committee (motion by Labovitz seconded by Watkins).</p>

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this conventional petition.
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<b>VOTE</b>	Motion/Second: Labovitz / Wiggins
	Yeas: Labovitz, Lathrop, Majeed, Spencer, Watkins, and Wiggins
	Nays: None
	Absent: Eschert
	Recused: None

**ZONING COMMITTEE DISCUSSION** Staff reviewed this conventional petition and noted that it is consistent with the *South End Transit Station Area Plan*.

There was not further discussion.

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://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. Uses allowed in the TOD-M district include office, residential, retail, eating/drinking/entertainment establishments and civic uses.
- **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.
- **TRANSPORTATION CONSIDERATIONS**
  - This site is located midblock between two signalized intersections along South Tryon Street, a major thoroughfare, and is less than 200 feet from the Bland Street Light Rail Station. CDOT supports transit oriented development near transit stations and expects the transportation goals for walkability, connectivity, access management, and future curblane location will be adequately accomplished during permitting.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 1,125 trips per day (based on 12,504 square feet of EDEE uses).
      - Entitlement: 1,830 trips per day (based on 13,282 square feet of retail 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 issues.
  - **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:** Flooding and surface water quality impacts associated with impervious surfaces on this site are being addressed through compliance with the Post-Construction Stormwater Ordinance.
  - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing six-inch water distribution main located along South College Street and an existing 12-inch water distribution main along South Tryon Street. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch sewer main located along South Tryon Street.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Engineering and Property Management Review

- Mecklenburg County Land Use and Environmental Services Agency Review
- Transportation Review

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