

REQUEST	Current Zoning: NS (neighborhood services) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	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)
SUMMARY OF PETITION	The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed-use) zoning for a 0.33 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.
PROPERTY OWNER	Patrick J. Staub & Beatriz C. Staub
PETITIONER	Patrick J. Staub & Beatriz C. Staub
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 1/4 mile walk of the Bland Street Transit Station on the LYNX Blue Line. • The proposal allows for all uses in the TOD-M (transit oriented development – mixed-use) district which includes office, residential, retail, and civic 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, eating/drinking/entertainment establishments and civic uses.
- **Existing Zoning and Land Use**
 - The subject property, along with the adjacent properties to the northeast, was rezoned under petition 1998-032 to NS (neighborhood services) to allow the existing buildings with a total of 28,024 square feet to be used for any use in the NS (neighborhood services) district. Uses include eating/drinking/entertainment establishments, office, residential, retail, and civic uses.
 - The subject property is currently developed with an eating/drinking/entertainment establishment (Amos South End).
 - The surrounding properties are zoned NS (neighborhood services), TOD-M (transit oriented development – mixed-use), and I-2 (general industrial), and are developed with office, retail, warehouse, restaurant and entertainment uses.
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Since the construction of the LYNX Blue Line and the Bland Street light rail station, there have

been a number of rezonings to conventional TOD-M (transit oriented development – mixed-use) and TOD-MO (transit oriented development – mixed-use, optional), in the area surrounding this site and in the Bland Street Station Area. 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.

- **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

- Application
- Locator Map
- 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
 - Transportation Review

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