

REQUEST Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-M (transit oriented development mixed-use)

LOCATION Approximately 0.33 acres on the northwest corner at the intersection of West Catherine Street and South Tryon 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.

PROPERTY OWNER Louis G. Ratcliffe, Inc.
PETITIONER White Point partners, LLC
AGENT/REPRESENTATIVE Collin Brown & Bailey Patrick, Jr., K&L Gates, LLP

COMMUNITY MEETING Meeting is not required.

STATEMENT OF CONSISTENCY

- The Zoning Committee found this petition to be consistent with the *South End Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends transit supportive development for the subject parcel.
- 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:
 - The subject site is within a 1/4 mile walk of the Bland Street Transit Station on the LYNX Blue Line; and
 - The proposal allows for all uses in the TOD-M (transit oriented development mixed-use) district which include office, residential, retail, and civic; and
 - 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
 - TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening;

By a 6-0 vote of the Zoning Committee (motion by Spencer seconded by Fryday).

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
--------------------------------	---

VOTE

Motion/Second: Spencer / Majeed
Yeas: Fryday, Lathrop, Majeed, McClung, Spencer and Watkins
Nays: None
Absent: Wiggins
Recused: None

ZONING COMMITTEE DISCUSSION Staff provided a brief summary of the petition and noted that the petition is consistent with the *Southend Transit Station Area Plan* which recommends transit supportive development. There was no further discussion.

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

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at 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, EDEE (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**
 - The site is located at the unsignalized intersection of a major thoroughfare and a local street. Continuous pedestrian facilities are present between the site and the transit 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: 1,090 trips per day (based on 5,946 square feet of retail).
 - Entitlement: 1,090 trips per day (based on 5,946 square feet of retail).
 - 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 Water:** Charlotte Water has water system availability for the rezoning boundary via an existing twelve-inch water distribution main located along West Catherine 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 mains located along West Catherine Street and South Tryon Street.
 - **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
-

Attachments Online at www.rezoning.org

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

- Charlotte-Mecklenburg Schools Review
- Charlotte Water Review
- Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Solomon Fortune (704) 336-8326