

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 PETITIONER AGENT/REPRESENTATIVE	Louis G. Ratcliffe, Inc. White Point Partners, LLC Collin Brown & Bailey Patrick, Jr., K&L Gates, LLP
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 include office, residential, retail, and civic. • 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.
---------------------------------	---

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.
- **Existing Zoning and Land Use**
 - The subject property is currently developed with an industrial warehouse.
 - The surrounding properties are zoned TOD-M (transit oriented development – mixed-use), and TOD-MO (transit oriented development – mixed-use, optional) and are developed with residential, 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**
 - 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
- Site Plan
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - 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