

REQUEST	Current Zoning: O-2 (office) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 0.16 acres located on the southern corner at the intersection of South Boulevard and East Carson Boulevard. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed use) zoning for an existing office building on a 0.16-acre site that is located within a quarter mile walk of the Carson 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.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Urban Investors, LLC Urban Investors, LLC Argos Real Estate Advisors
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • 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"> • The plan recommends transit supportive uses for the subject site. • 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"> • The subject site is within a quarter mile walk of the Carson Boulevard Transit Station on the LYNX Blue Line. • The proposal allows a site previously used for office to convert to transit supportive land uses; 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; <p>By a 7-0 vote of the Zoning Committee (motion by Sullivan seconded by Nelson).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Sullivan / Majeed
	Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan
	Nays: None
	Absent: None
	Recused: None

ZONING COMMITTEE DISCUSSION Staff reviewed the petition and noted that this is a conventional request. Staff noted that this petition is consistent with the *South End Transit Station Area Plan*. There was no further discussion of this petition.

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, and civic uses.
- **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends transit supportive uses for the subject site.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the signalized intersection of a minor thoroughfare and local street. During permitting, CDOT will work with the petitioner to develop appropriate driveway and streetscape conditions to support the goals of the *South End Transit Station Area Plan*.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 360 trips per day (based on 18,180 square feet of office use).
 - Entitlement: 360 trips per day (based on 18,180 square feet of office use).
 - 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 Housing and Neighborhood 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:** The site has water system availability for the rezoning boundary via an existing six-inch water main located along Lexington Avenue and sewer via an existing eight-inch gravity sewer main located along South Boulevard and Lexington Avenue.
 - **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.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Police Department 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