

Note: Staff is requesting a decision on this petition the night of the public hearing due to the notification issue.

REQUEST	Current Zoning: MUDD-O, mixed use development district, optional and I-2, general industrial Proposed Zoning: TOD-M(CD), transit oriented development, mixed-use, conditional
LOCATION	Approximately 4.59 acres located on the northeast corner of South Tryon Street and West Tremont Avenue.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone 4.59 acres from MUDD-O and I-2 to TOD-M(CD) to allow mixed-use transit oriented development along the LYNX Blue Line. The main condition of the site plan is for construction of a private street, recommended by the <i>South End Transit Station Area Plan</i> , from West Tremont Avenue to Doggett Street along the eastern property line.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
Property Owner	B & B Holdings, Inc., Terminix Service of Charlotte, Inc., DCI Properties, LLC.
Petitioner Agent/Representative	Charlotte-Mecklenburg Planning Commission Walter Fields
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The developer will construct a private street connecting West Tremont Avenue to Doggett Street along the eastern property line.
- All lighting will be shielded with full cut-off fixtures.

- **Existing Zoning and Land Use**

A 2.24 acre portion of the site occupied by a warehouse use is presently zoned MUDD-O under petition 2001-65 to allow 38,240 square feet of office within an existing building with an option to allow parking between the building and street. The remainder of the site is zoned I-2 and occupied by a warehouse use. The surrounding properties are zoned I-1, I-2, and TOD-M and are occupied by commercial and industrial uses.

- **Rezoning History in Area**

A property to the north across Doggett Street was rezoned to TOD-M under petition 2006-08.

- **Public Plans and Policies**

- The *South End Transit Station Area Plan* (2005) recommends mixed-use transit oriented development on this property, which is located within ½ mile of a light rail station.
- This petition is consistent with the *South End Transit Station Area Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)

Vehicle Trip Generation: A wide range is possible for either the existing or proposed zoning scenarios.

CDOT: No issues.

Charlotte Fire Department: No comments received.

CATS: No issues.

Connectivity: No issues.

Schools: No comments received.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

SITE DESIGN: The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

Facilitates the use of alternative modes of transportation by location within ½ mile of a light rail station.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

Application
CATS Review
CDOT Review
Community Meeting Report
LUESA Review
Site Plan
Storm Water Review

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