

REQUEST	Current Zoning: B-1, neighborhood business Proposed Zoning: TOD-M, transit oriented development – mixed-use
LOCATION	Approximately 0.19 acres located on the south corner at the intersection of South Tryon Street and West Park Avenue. (Council District 1- Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the TOD-M (transit oriented development – mixed-use) zoning district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Backstreets Marketing Group, Inc. Charlotte-Mecklenburg Planning Department Park Kingston Investors, LLC
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South End Transit Station Area Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 6-0 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Allen/Labovitz Yeas: Allen, Lobovitz, Dodson, Eschert, Ryan, Zoutewelle Nays: N/A Absent: Low and Walker Recused: None
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ZONING COMMITTEE DISCUSSION	Staff provided an overview of the petition, stating that it is a conventional petition with no associate site 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 with no associated site plan.
 - The petition proposes to allow all uses permitted in the TOD-M (transit oriented development - mixed-use) zoning district.
- **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends mixed use transit supportive development for the property. The site is located within 1/4 mile of the Bland Street Transit Station on the LYNX Blue Line.
 - The petition is consistent with the *South End Transit Station Area Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No comments received.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Charlotte Area Transit System Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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