

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 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the TOD-M (transit oriented development – mixed-use) zoning district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Backstreets Marketing Group, Inc. Charlotte-Mecklenburg Planning Department Park Kingston Investors, LLC
COMMUNITY MEETING	Meeting is not required.

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.

- **Existing Zoning and Land Use**

- A vacant residential structure, formerly used as a group home, currently exists on the property. The surrounding property is zoned B-1 (neighborhood business), B-2 (general business), MUDD-O (mixed use development, optional), R-5 (single family residential), I-1 (light industrial), and TOD-M (transit oriented development – mixed-use). Surrounding uses include industrial, warehouse, commercial, office, single family and multi-family dwellings, and vacant land.

- **Rezoning History in Area**

- A number of rezonings have taken place in the immediate area to accommodate transit supportive development.

- **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.
 - **Vehicle Trip Generation:**
Current Zoning: 170 trips per day.
Proposed Zoning: The petition will allow a wide range of trip generation based on the proposed zoning classification.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.

- **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.

OUTSTANDING ISSUES

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

- Application
- Charlotte Area Transit System Review
- Locator Map
- 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

Planner: John Kinley (704) 336-8311