



Rezoning Petition 2009 - 027
PRE-HEARING STAFF ANALYSIS
April 20, 2009

REQUEST	Current Zoning: I-1, light industrial Proposed Zoning: TOD-M, transit oriented development, mixed use
LOCATION	Approximately 0.53 acres located on the northwest corner of South Mint Street and West Summit Avenue.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone 0.53 acres from I-1 to TOD-M to allow mixed use, transit oriented development along the LYNX Blue 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	South Mint Street, LLC
Petitioner	Charlotte-Mecklenburg Planning Commission
Agent/Representative	Doug Stephan
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

Proposed Request Details

This is a conventional rezoning petition with no associated site plan.

Existing Zoning and Land Use

The subject site is presently occupied by a commercial/warehouse building. The surrounding properties are zoned I-2, I-1, and B-2 and are occupied by industrial and commercial uses.

Rezoning History in Area

Recent rezoning in the area includes:

- A property farther east on West Summit Avenue was rezoned from I-2 to TOD-M under petition 2007-86.

Public Plans and Policies

The *South End Transit Station Area Plan* (2005) recommends mixed use, transit oriented development on this property.

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 issues.

CATS: No issues.

Connectivity: No issues.

Schools: CMS does not comment on TOD rezoning petitions because of the wide range of uses permitted.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.

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 allowing for more intense, transit supportive uses within ½ mile of a light rail station.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

Application
CATS Review
CDOT Review
Charlotte Fire Department Review
LUESA Review
Storm Water Review

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