

February 16, 2015

REQUEST	Current Zoning: B-2 (general business) Proposed Zoning: TOD-M (transit oriented development - mixed-use)
LOCATION	Approximately 2.17 acres located on the west side of South Boulevard across from Seneca Place. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses in the TOD-M (transit oriented development - mixed-use) district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Tyvola & Archdale Transit Station Area Plan</i> .
PROPERTY OWNER	De Nguyen
PETITIONER	Charlotte-Mecklenburg Planning Department
AGENT/REPRESENTATIVE	N/A
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 site is currently occupied with a commercial use and is immediately surrounded by office, retail, and industrial uses on properties zoned B-2 (general business), B-D (CD) (distributive business, conditional), and I-2 (general industrial).
 - **Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.
 - **Public Plans and Policies**
 - The *Tyvola & Archdale Transit Station Area Plan* (2008) recommends mixed use transit supportive development for the property.
 - The petition is consistent with the *Tyvola & Archdale Transit Station Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** The developer must comply with the City's Housing policies if seeking public funding.
- **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 6,100 trips per day.
Proposed Zoning: 4,100 trips per day.
 - **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 Water:** No issues.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.

- **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No comments received.
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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 affiliated with this conventional rezoning request.

OUTSTANDING ISSUES

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

- Application
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Claire Lyte-Graham (704) 336-3782