

March 25, 2015

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development - mixed-use)										
LOCATION	Approximately 0.85 acres located on the southwest corner at the intersection of West Bland Street and South Church Street. (Council District 3 - Mayfield)										
SUMMARY OF PETITION	The petition proposes to allow all uses in the TOD-M (transit oriented development – mixed-use) district.										
PROPERTY OWNER	BatandPick Partners, LLC										
PETITIONER	Paul Kardous										
AGENT/REPRESENTATIVE	Brooks Whiteside										
COMMUNITY MEETING	Meeting is not required.										
STATEMENT OF CONSISTENCY	<p>This petition is found to be consistent with the <i>South End Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none">• The plan recommends mixed use transit supportive development. <p>Therefore, this petition is found to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none">• The petition allows all uses permitted in the TOD-M (transit oriented development - mixed-use) district; <p>By a 5-0 vote of the Zoning Committee (motion by Commissioner Nelson seconded by Commissioner Ryan).</p>										
ZONING COMMITTEE ACTION	The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.										
VOTE	<table><tr><td>Motion/Second:</td><td>Ryan/Nelson</td></tr><tr><td>Yeas:</td><td>Dodson, Labovitz, Ryan, Nelson, and Sullivan</td></tr><tr><td>Nays:</td><td>None</td></tr><tr><td>Absent:</td><td>Eschert</td></tr><tr><td>Recused:</td><td>None</td></tr></table>	Motion/Second:	Ryan/Nelson	Yeas:	Dodson, Labovitz, Ryan, Nelson, and Sullivan	Nays:	None	Absent:	Eschert	Recused:	None
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Yeas:	Dodson, Labovitz, Ryan, Nelson, and Sullivan										
Nays:	None										
Absent:	Eschert										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff provided a summary of the petition. Staff noted that the petition is consistent with the <i>South End Transit Station Area Plan</i> . There was no further discussion.										
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.
 - **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends mixed use transit supportive development.
 - The petition is consistent with the *South End 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:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **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 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
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: John Kinley (704) 336-8311