
REQUEST	Current Zoning: : MUDD-O, mixed use development district, optional and I-2, general industrial Proposed Zoning: TOD-M(CD), transit oriented development, mixed-use, conditional
LOCATION	Approximately 4.59 acres located on the northeast corner of South Tryon Street and West Tremont Avenue.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone 4.59 acres from MUDD-O and I-2 to TOD-M(CD) to allow mixed-use transit oriented development along the LYNX Blue Line. The main condition of the site plan is for construction of a portion of a new street, recommended by the <i>South End Transit Station Area Plan</i> , from West Tremont Avenue to Doggett Street along the eastern property line.
Property Owner	B & B Holdings, Inc., Terminix Service of Charlotte, Inc., DCI Properties, LLC.
Petitioner Agent/Representative	Planning Commission Walter Fields
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend DEFERRAL of this petition.
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VOTE	Motion/Second: Griffith/Walker Yeas: Allen, Griffith, Howard, Locher, Rosenburgh, Simmons, and Walker Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	<p>Staff reviewed the site plan and noted the only reason for the conditional request is to secure half of a proposed road along the eastern property line recommended by the <i>South End Transit Station Area Plan</i>.</p> <p>The Commissioner asked how this would affect the adjoining site in the future. Staff responded that the adjoining site could redevelop under their existing zoning without being impacted, but if the site came in for a rezoning staff would ask that the remaining half of the roadway be constructed on their property.</p> <p>The Commissioners decided to move the item to the end of the agenda to see if staff and the developer could come to an agreement on the road cross section so it was solely located on the petitioned site.</p> <p>Ultimately after further discussions regarding the road cross section the Zoning Committee felt a deferral was necessary to allow additional time to work out the details.</p>
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**

The site plan accompanying this petition contains the following provisions:

- The developer will construct a portion of a new street, that will become public when the adjoining site develops, connecting West Tremont Avenue to Doggett Street along the eastern property line.
- All lighting will be shielded with full cut-off fixtures.

- **Public Plans and Policies**

- The *South End Transit Station Area Plan* (2005) recommends mixed-use transit oriented development on this property, which is located within ½ mile of a light rail station.
- This petition is consistent with the *South End Transit Station Area Plan*.

- **STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:**
 - Facilitates the use of alternative modes of transportation by location within ½ mile of a light rail station.
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OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application Form
- CDOT Review
- CMS Review
- Community Meeting Report
- Fire Department Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review
- Zoning Committee Recommendation

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