



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.
Property Owner Petitioner Agent/Representative	South Mint Street, LLC Charlotte-Mecklenburg Planning Commission Doug Stephan
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Allen/Walker</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Griffith, Howard, Locher, Simmons, Rosenburgh and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Allen/Walker	Yeas:	Allen, Griffith, Howard, Locher, Simmons, Rosenburgh and Walker	Nays:	None	Absent:	None	Recused:	None
Motion/Second:	Allen/Walker										
Yeas:	Allen, Griffith, Howard, Locher, Simmons, Rosenburgh and Walker										
Nays:	None										
Absent:	None										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff reviewed the rezoning petition, noting that it is consistent with the <i>South End Transit Station Area Plan</i> .										
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South End Transit Station Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Locher).										
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 oriented development on this property.
 - This petition is consistent with the *South End Transit Station Area Plan*.

STAFF RECOMMENDATION (Updated)

Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

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.
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Attachments Online at www.rezoning.org

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

Planner: Tim Manes (704) 336-8320