



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

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<b>REQUEST</b>	Current Zoning: I-1, light industrial Proposed Zoning: TOD-M, transit oriented development, mixed use
<b>LOCATION</b>	Approximately 0.53 acres located on the northwest corner of South Mint Street and West Summit Avenue.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
<b>Property Owner</b>	South Mint Street, LLC
<b>Petitioner</b>	Charlotte-Mecklenburg Planning Commission
<b>Agent/Representative</b>	Doug Stephan
<b>Community Meeting</b>	Meeting is not required.

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**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*.

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**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.

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**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.

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**OUTSTANDING ISSUES**

No issues.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

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