



Rezoning Petition 2009 - 030
PRE-HEARING STAFF ANALYSIS
May 18, 2009

REQUEST	Current Zoning: I-1, light industrial Proposed Zoning: TOD-M, transit oriented development, mixed use
LOCATION	Approximately 1.27 acres located at the southeast corner of the intersection of West Summit Avenue and Kee Court.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone 1.27 acres from I-1 to TOD-M to allow mixed use, transit oriented development along the LYNX Blue Line.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
Property Owner	129 W. Summit Ave., LLC
Petitioner	Charlotte-Mecklenburg Planning Commission
Agent/Representative	Steve Lowe
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 subject site is presently occupied by a floral distributor. The surrounding properties are zoned I-1, I-2, TOD-M and MUDD and occupied by industrial uses or are vacant.
 - **Rezoning History in Area**
Recent rezonings in the area include:
 - A property to the north across West Summit Avenue was rezoned from I-2 to TOD-M under Petition 2005-51.
 - **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 comments received.
- **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 ¼ mile of a light rail station.
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OUTSTANDING ISSUES

- No issues
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- LUESA Review
- Storm Water Review

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