

<b>REQUEST</b>	Current Zoning: I-1, light industrial Proposed Zoning: TOD-M, transit oriented development, mixed use
<b>LOCATION</b>	Approximately .06 acres located along West Summit Avenue across from Winnifred Street.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone .06 acres from I-1 to TOD-M to allow mixed use, transit oriented development along the LYNX Blue Line.
<b>Property Owner</b>	Frances S. Oakley
<b>Petitioner</b>	Charlotte-Mecklenburg Planning Commission
<b>Agent/Representative</b>	None
<b>Community Meeting</b>	Meeting not required.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	<table> <tr> <td>Motion/Second:</td><td>Simmons/Allen</td></tr> <tr> <td>Yeas:</td><td>Allen, Dodson, Randolph, Rosenburgh and Simmons</td></tr> <tr> <td>Nays:</td><td>None</td></tr> <tr> <td>Absent:</td><td>Griffith and Walker</td></tr> <tr> <td>Recused:</td><td>None</td></tr> </table>	Motion/Second:	Simmons/Allen	Yeas:	Allen, Dodson, Randolph, Rosenburgh and Simmons	Nays:	None	Absent:	Griffith and Walker	Recused:	None
Motion/Second:	Simmons/Allen										
Yeas:	Allen, Dodson, Randolph, Rosenburgh and Simmons										
Nays:	None										
Absent:	Griffith and Walker										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted that the petition is consistent with adopted plans.										
<b>STATEMENT OF CONSISTENCY</b>	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 Simmons seconded by Commissioner Allen).										
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.										

## FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at [www.rezoning.org](http://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.

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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.
  - **Park and Recreation:** 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:** 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](http://www.rezoning.org)**

- Application Form
- CATS Review
- CDOT Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review

**Planner:** Tim Manes (704) 336-8320