
REQUEST	Current Zoning: TOD-M(O), transit oriented development mixed use, optional Proposed Zoning: TOD-M, transit oriented development mixed use
LOCATION	Approximately 2.85 acres located on the west side of South Boulevard between the John Belk Freeway and Arlington Avenue.
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the TOD-M district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
PROPERTY OWNER	1200 South Boulevard, LLC
PETITIONER	1200 South Boulevard, LLC
AGENT/REPRESENTATIVE	John Carmichael, Robinson, Bradshaw & Hinson
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
 - The subject site was rezoned under petition 2008-088 to TOD-M(O).
 - The approved site plan allowed the development of 150,000 square feet of office space, 99 residential units, a 100-room hotel, 12,000 square feet of ground floor retail, and a minimum of 6,000 square feet of open space.
 - The optional request allowed a maximum height of 250 feet.
 - The proposed conventional rezoning would eliminate the increased height allowance and other conditions in place under the 2008 rezoning, and allow for this site to be developed by right under TOD standards.
 - **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The subject site is currently zoned TOD-M(O) and is occupied by an existing commercial structure. The surrounding properties are zoned B-2, I-2, MUDD-O, R-22MF, and UMUD, which are developed with various residential and commercial structures.
 - **Rezoning History in Area**
 - There have been numerous rezonings in the area to TOD-M, TOD-M(O), MUDD-O and UMUD(CD) to support development along the LYNX Blue Line.
 - **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends transit supportive mixed-use development for the subject parcel.
 - This petition is consistent with the *South End Transit Station Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Transportation:** The petition will allow a wide range of trip generation based on the proposed zoning classification.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses, therefore, the impact on local schools cannot be determined.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Solomon Fortune (704) 336-8326