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<b>REQUEST</b>	Current Zoning: B-1, neighborhood business Proposed Zoning: TOD-M, transit oriented development, mixed use
<b>LOCATION</b>	Approximately 0.47 acres located on the south side of West Kingston Avenue between Camden Road and Hawkins Street.
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone the subject site to allow mixed use transit oriented development along the south rail corridor.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The proposed rezoning is consistent with the <i>South End Transit Station Area Plan</i> .
<b>PROPERTY OWNER</b>	Shutter Shop Inc.
<b>PETITIONER</b>	Charlotte-Mecklenburg Planning Department
<b>AGENT/REPRESENTATIVE</b>	N/A
<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 property is currently occupied with a commercial warehouse facility. The surrounding properties are zoned TOD-M and are either vacant or occupied with commercial, warehouse, office, and residential land uses.
  - **Rezoning History in Area**  
There have been numerous rezonings in this area to the TOD-M zoning designation to allow for transit oriented developments.
  - **Public Plans and Policies**
    - The *South End Transit Station Area Plan* (2005) recommends mixed use transit supportive land uses on this site.
    - 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.
- **Transportation:** No issues.
  - **Vehicle Trip Generation:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classification.
  - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **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:**
  - 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](http://www.rezoning.org)**

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

**Planner:** Shad Spencer (704) 353-1132