
REQUEST	Current Zoning: I-1, light industrial Proposed Zoning: TOD-M, transit oriented development, mixed use
LOCATION	Approximately 11.44 acres located on the north side of North Tryon Street and I-85 Service Road, between Macfarlane Boulevard and Stetson Drive. (Council District 4 - Barnes)
SUMMARY OF PETITION	This petition proposes to allow all uses within the TOD-M (transit oriented development, mixed use) district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>University City Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	City of Charlotte Charlotte-Mecklenburg Planning Department Heath Kendrick, LandDesign
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 property is currently undeveloped. Properties surrounding the site are zoned I-1 (light industrial), CC (commercial center) and MUDD-O (mixed use development) and developed with industrial/warehouse and retail uses, including a big box retailer (Ikea). Properties south of North Tryon Street contain commercial uses, a hotel, and single family and multi-family residential uses in B-2 (general business), B-2(CD) (general business, conditional), R-17MF (multi-family residential), R-12MF (multi-family residential), R-6(CD) (single family residential, conditional) and R-3 (single family residential) districts.
- **Rezoning History in Area**
Recent rezonings approved in the area include Petition 2008-059, which rezoned 168 acres located along University City Boulevard and Ikea Boulevard from a mixture of O-2 (office), RE-1 (research), B-1SCD (business shopping center), I-1 (light industrial) and MUDD-O (mixed use development, optional) to CC (commercial center).
- **Public Plans and Policies**
 - The *University City Area Plan* (2007) recommends mixed use transit oriented development. This site is located within the 1/4 mile walk distance from the proposed University Boulevard transit station on the Blue Line Extension.
 - This petition is consistent with the *University City Area Plan*.

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 classifications.
 - **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.
- **Charlotte-Mecklenburg Utilities:** No issues.
- **Engineering & Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.
- **Urban Forestry:** No issues.

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.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte-Mecklenburg Storm Water Review
- Charlotte-Mecklenburg Utilities Review
- Engineering Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review
- Urban Forestry Review

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