

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 0.29 acres located on the northeast corner at the intersection of West Worthington Avenue and Hawkins Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed-use) zoning for a 0.29 acre site that is within a 1/4 mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line. Uses allowed in the TOD-M (transit oriented development – mixed-use) district include office, residential, retail, and civic uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Honey Properties, Inc DCC Parcel B Plus, LLC Eric Hampton, Kimley-Horn
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>South End Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends transit supportive development for this site. • Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The site is within a 1/4 mile walk of the East/West Boulevard Transit Station on the Lynx Blue Line; and • The proposal allows a site previously used for an industrial/office use to convert to transit supportive land uses; and • Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary; and • TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening; <p>By a 6-0 vote of the Zoning Committee (motion by Sullivan seconded by Eschert).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Sullivan / Eschert Yeas: Dodson, Eschert, Lathrop, Majeed, Sullivan, and Wiggins Nays: None Absent: Labovitz Recused: None
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ZONING COMMITTEE DISCUSSION Staff presented this item and noted that it is a conventional request and that it is consistent with the *South End Transit Station Area Plan*. There was no further discussion of the petition.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-M (transit oriented development – mixed-use) zoning district. Uses allowed in the TOD-M district include office, residential, retail, and civic uses.
- **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends transit supportive development for the subject site and surrounding properties.
 - The petition supports the *General Development Policies-Environment* by redeveloping an infill site near a transit station, thereby minimizing further environmental impacts while accommodating growth.
- **TRANSPORTATION CONSIDERATIONS**
 - The proposed zoning district will allow for a wide variety of uses, so it is not possible to predict the trip generation for the site. However given the small size of the site, CDOT is not concerned about any transportation impacts of the rezoning.
 - **Vehicle Trip Generation:**
Current Zoning: 20 trips per day (based on 2,900 square feet of industrial uses).
Proposed Zoning: Allows for a wide variety of uses.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** 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 Water:** No issues.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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