

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 0.14 acres located on the north side of West Palmer Street between South Graham Street and South Mint 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 0.14 acre site that is located in South End and is within a 1/2 mile walk of the Carson 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	South End Gold, LLC
PETITIONER	South End Gold, LLC
AGENT/REPRESENTATIVE	Brooks Whiteside
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>South End Transit Station Area Plan</i> recommendation for mixed-use transit supportive development.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is within a 1/2 mile walk of the Carson Boulevard Transit Station on the LYNX Blue Line. • The proposal allows a site being used for industrial/office use to convert to transit supportive land uses. • 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. • TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
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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.
- **Existing Zoning and Land Use**
 - The subject property is currently developed with an industrial /office building and is zoned I-2 (general industrial).
 - The surrounding properties are zoned I-2 (general industrial) and are developed with office, retail and warehouse uses.
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Since the construction of the LYNX Blue Line and the light rail station at the Carson Boulevard Station, there have been a number of rezonings to conventional TOD-M (transit oriented development – mixed-use), TOD-MO (transit oriented development – mixed-use, optional), MUDD-O (mixed use development, optional), and I-1(TS) (light industrial, transit supportive overlay) in the area between this site and the Carson Boulevard Station Area. These rezonings have supported the transition of the area from an industrial district to a walkable transit supportive district.

- **Public Plans and Policies**

- The *South End Transit Station Area Plan* (2005) recommends mixed-use transit supportive development for the subject site located at the edge of the *South End Transit Station Area Plan* and for surrounding properties to the north, east and south.
- Properties to the west are within the *Central District Plan* (1993) and recommended for industrial use.

- **TRANSPORTATION CONSIDERATIONS**

- This site is on a local street near an existing signalized intersection with a minor thoroughfare. CDOT has not identified any negative impacts to the transportation facilities in the area. During the permitting process, general transportation policy goals, applicable area plans, and curblines location will be considered and the existing sidewalk along the property frontage will be discussed.
- **Vehicle Trip Generation:**
Current Zoning: 20 trips per day (based on 5,500 square feet of warehouse 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 comments received.
- **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:** Flooding and surface water quality impacts associated with impervious surfaces on this site are being addressed through compliance with the Post-Construction Stormwater Ordinance. Compliance may include installing devices that hold and slowly release runoff over time to reduce flooding potential, devices that filter pollutants from runoff before release to streams, preservation of vegetated stream buffer zones, preservation of upland trees and forested areas, or paying a mitigation fee in-lieu-of onsite stormwater control devices. Compliance with the Post-Construction Stormwater Ordinance addresses concerns related to flooding and surface water impacts and therefore staff has no further comments.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing six-inch water distribution main located along West Palmer Street. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along West Palmer Street.
- **Engineering and Property Management:** Site shall comply with the City of Charlotte Tree Ordinance.
- **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
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Fire Department 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