



Rezoning Petition – 2008-121
ZONING COMMITTEE RECOMMENDATION
 September 24, 2008

REQUEST	Current Zoning: B-1, Neighborhood Business and I-2, General Industrial Proposed Zoning: TOD-M, Transit Oriented Development, Mixed-Use
LOCATION	Approximately 0.99 acres located on the south side of West Boulevard and the north side of W Worthington Avenue between Camden Road and Hawkins Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This request proposes to rezone 0.99 acres from B-1 and I-2 to TOD-M to allow mixed use transit oriented development along the south rail corridor.
Property Owner	Charnoca Corporation
Petitioner	Charlotte-Mecklenburg Planning Commission
Agent/Representative	Ram Development Company
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend Approval of this petition.
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VOTE	Motion/Second: Lipton/Randolph
	Yeas: Allen, Griffith, Howard, Johnson, Lipton, Randolph, Rosenburgh
	Nays: None
	Absent: None
	Recused: None

ZONING COMMITTEE DISCUSSION Ms. Keplinger reviewed the petition and noted that it was consistent with the *South End Transit Station Area Plan*. There were no questions.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the *South End Transit Station Area Plan* and to be reasonable and in the public interest, by unanimous vote of the Zoning Committee (motion by Commissioner Griffith second by Rosenburgh)

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 request proposes to rezone 0.99 acres from B-1 and I-2 to TOD-M to allow mixed use transit oriented development along the south rail corridor.

This is a conventional request with no associated site plan.

Public Plans and Policies

South End Transit Station Area Plan (adopted 2005). This plan recommends mixed use transit supportive development on this site, which is located within ¼ mile of the East/West transit station.

STAFF RECOMMENDATION (Updated)

Staff recommends approval of this petition. The proposed rezoning is consistent with the *South End Transit Station Area Plan*.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: This rezoning will have minor impacts to the transportation system.

Charlotte Fire Department: No issues.

CATS: No issues.

Connectivity: Connectivity is not an issue.

Schools: The school planning staff did not comment on this request.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

LUESA: As there is a history of open/illegal dumping in this area, the developer should ensure that site is fully secured during non-working hours.

Site Design: The property is within ¼ mile of the East/West transit station which promotes walking and the use of alternative modes of transportation.

OUTSTANDING ISSUES

None

Attachments Online at www.rezoning.org

Pre-Hearing Staff Analysis

Application Form

CDOT Review

Storm Water Review

Planner: Evan Lowry (704) 336-8323