
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The proposed rezoning is consistent with the <i>South End Transit Station Area Plan</i> , and is reasonable and in the public interest.
Property Owner	Charnoca Corporation
Petitioner	Charlotte-Mecklenburg Planning Commission
Agent/Representative	Ram Development Company
Community Meeting	Not required.

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.
 - **Existing Zoning and Land Use**

The surrounding properties are zoned B-1, I-2, TOD-M and UMUD and are occupied by industrial, commercial and residential property.
 - **Rezoning History in Area**

Properties to the north were rezoned TOD-M by right under petitions 2006-102, 2007-073 and 2007-081 to allow mixed-use transit oriented development. Properties to the south were rezoned TOD-M by right under petitions 2005-116 and 2005-155 to allow mixed-use transit oriented development.
 - **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.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:** A wide range is possible for either the existing or proposed zoning scenarios.
- **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.
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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, 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.
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OUTSTANDING ISSUES

None

Attachments Online at www.rezoning.org

Application Form
CDOT Review
Storm Water Review
Fire Department
Community Meeting Report

Planner: Evan Lowry (704) 336-8323