



REQUEST	Current Zoning: B-1, Neighborhood Business Proposed Zoning: TOD-M, Transit Oriented Development, Mixed-Use
LOCATION	Approximately 0.46 acres located on the southeast corner of W Kingston Avenue and Hawkins Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This request proposes to rezone 0.46 acres from B-1 to TOD-M to allow mixed use transit oriented development along the south rail corridor.
Property Owner	Patricia Moore/Kingston Development Inc.
Petitioner	Charlotte-Mecklenburg Planning Commission
Agent/Representative	Terrence Llewellyn
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Motion/Second:</td> <td>Lipton/Rosenburgh</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Carter, Griffith, Johnson, Lipton, and Rosenburgh</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Howard and Randolph</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Lipton/Rosenburgh	Yeas:	Allen, Carter, Griffith, Johnson, Lipton, and Rosenburgh	Nays:	None	Absent:	Howard and Randolph	Recused:	None
Motion/Second:	Lipton/Rosenburgh										
Yeas:	Allen, Carter, Griffith, Johnson, Lipton, and Rosenburgh										
Nays:	None										
Absent:	Howard and Randolph										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted the property is in a transit station area. The request is for a conventional TOD-M zoning. Staff recommended approval.										
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Southend Transit Station Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton second by Commissioner Griffith)										
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

The site plan accompanying this petition contains the following provisions:
 This request proposes to rezone 0.46 acres from B-1 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 agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: No issues.

Charlotte Fire Department: No issues.

CATS: No issues.

Connectivity: No issues.

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

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

Site Design: No issues

OUTSTANDING ISSUES

No outstanding issues.

Attachments Online at www.rezoning.org

Application Form
Community Meeting Report and Sign-In Sheet
CDOT Review
Fire Department Review
Pre-Hearing Staff Analysis
Site Plan
Storm Water Review

Planner: Tom Drake (704) 336-8312