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<b>REQUEST</b>	Current Zoning: B-1, Neighborhood Business Proposed Zoning: TOD-M, Transit Oriented Development, Mixed-Use
<b>LOCATION</b>	Approximately 0.46 acres located on the southeast corner of W Kingston Avenue and Hawkins Street.
<b>CENTER, CORRIDOR OR WEDGE:</b>	Corridor
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The proposed rezoning is consistent with the <i>South End Transit Station Area Plan</i> .
<b>Property Owner Petitioner Agent/Representative</b>	Patricia Moore/Kingston Development Inc. Charlotte-Mecklenburg Planning Commission Terrence Llewellyn
<b>Community Meeting</b>	Not required.

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#### PLANNING STAFF REVIEW

- **Proposed Request Details**
    - 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.
  - **Existing Zoning and Land Use**

The surrounding properties are zoned B-1 and TOD-M and are occupied by office, retail, warehouse and residential property.
  - **Rezoning History in Area**

Properties to the north were rezoned TOD-M by right under petition 2006-115 to allow mixed-use transit oriented development. Properties to the east were rezoned TOD-M by right under petition 2007-073 to allow mixed-use transit oriented development. Properties to the south were rezoned TOD-M by right under petitions 2006-102 and 2007-081.
  - **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:** No issues.
  - **LUESA:** The petitioner should submit a Solid Waste Management Plan prior to initiating demolition and/or construction activities.
  - **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

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

Application Form  
CDOT Review  
LUESA  
Storm Water Review

**Planner:** Evan Lowry (704) 336-8323