
REQUEST	Current Zoning: I-1, light industrial Proposed Zoning: TOD-M, transit oriented development, mixed-use
LOCATION	Approximately 2.17 acres located on the southwest corner of South Tryon Street and West Tremont Avenue.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone 2.17 acres from I-1 to TOD-M to allow mixed use transit oriented development along the south rail corridor.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
Property Owner	Vision Ventures of Carolina, LLC/Jameson P. Well
Petitioner	Charlotte-Mecklenburg Planning Commission
Agent/Representative	Doug Stephan
Community Meeting	Meeting not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**

The surrounding properties are zoned I-1 and I-2 and are occupied by commercial and industrial uses.
 - **Rezoning History in Area**

A property to the northeast across West Tremont Avenue was rezoned to MUDD-O under petition 2001-65 to allow an existing office/warehouse building to be renovated into an office only building.
 - **Public Plans and Policies**
 - ***South End Transit Station Area Plan (2005)***. This plan recommends mixed-use transit oriented development on this site, which is located within ½ mile of a light rail station.
 - This petition is consistent with the *South End Transit Station Area Plan*.
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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:** This is a conventional request with no associated site plan. Therefore the impact on the school system cannot be determined.
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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 and clean up contaminated soil prior to development.
 - **SITE DESIGN:**
 - Facilitates the use of alternative modes of transportation by location within ½ mile of a light rail station.
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OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

Application
CDOT Review
LUESA Review
Storm Water Review

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