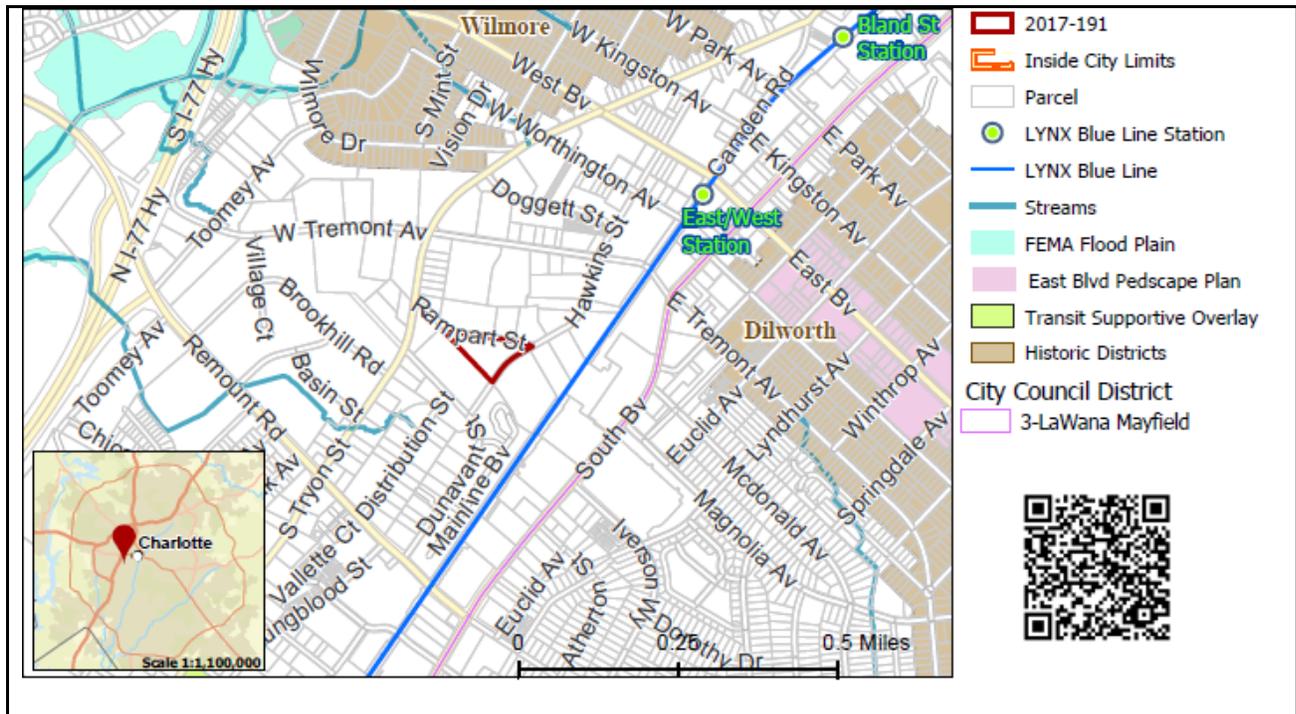


**REQUEST** Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-M (transit oriented development - mixed-use)

**LOCATION** Approximately 2.44 acres located at the intersection of Hawkins Street and Rampart Street, east of South Tryon Street.  
(Council District 3 - Mayfield)



**SUMMARY OF PETITION** The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed-use) zoning for a 2.44 acre site that is located in South End and is within a 1/2 mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line. Uses allowed in the TOD-M (transit oriented development – mixed-use) district include office, residential, retail, and civic.

**PROPERTY OWNER** Markey Enterprises, Inc.  
**PETITIONER** Charlie Markey  
**AGENT/REPRESENTATIVE** Design Resource Group  
**COMMUNITY MEETING** Meeting is not required.

**STAFF RECOMMENDATION** Staff recommends approval of this petition.

Plan Consistency  
The petition is consistent with *the South End Transit Station Area Plan* recommendation for mixed use transit supportive development.

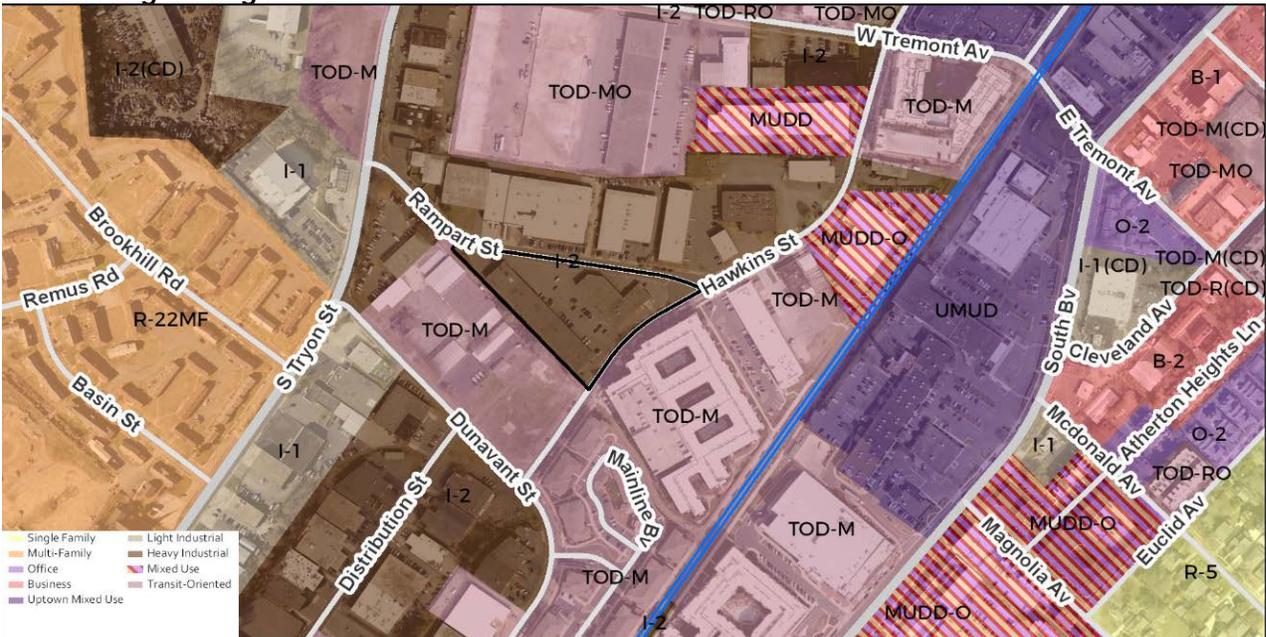
Rationale for Recommendation

- The subject site is within a 1/2 mile walk of the East/ West Boulevard Transit Station on the LYNX Blue Line.
- The proposal allows a site previously used for industrial/office to convert to transit supportive land uses.
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

**PLANNING STAFF REVIEW**

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



- The subject property is currently developed with several commercial structures.
- The surrounding properties are zoned TOD-M (transit oriented development – mixed-use), TOD-MO (transit oriented development – mixed-use, optional), I-1 (light industrial), and I-2 (general industrial) and are developed with residential, office, retail, warehouse, restaurant and entertainment uses.



The subject site is developed with two buildings with various commercial uses.



Properties east of the site along the Blue Line are developed with transit supportive residential and adaptive reuse, office use.



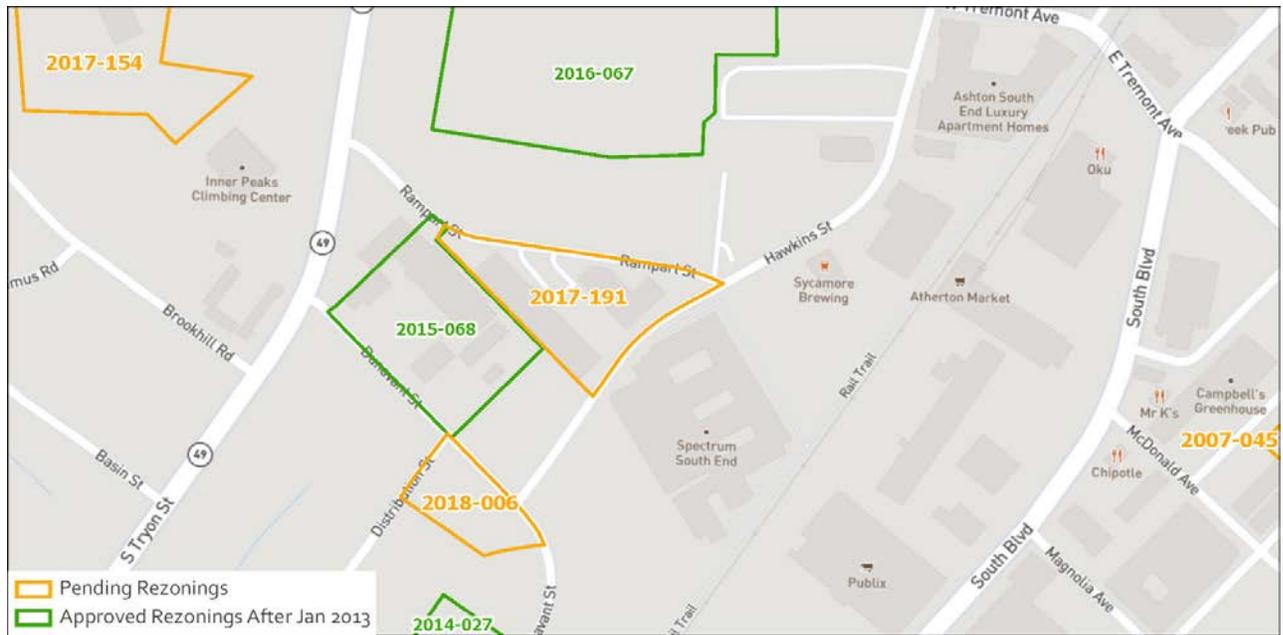
South and rear of the site along Dunavant Street is a vacant parcel and property developed with industrial use.



North of the site, across Rampart Street are industrial uses.

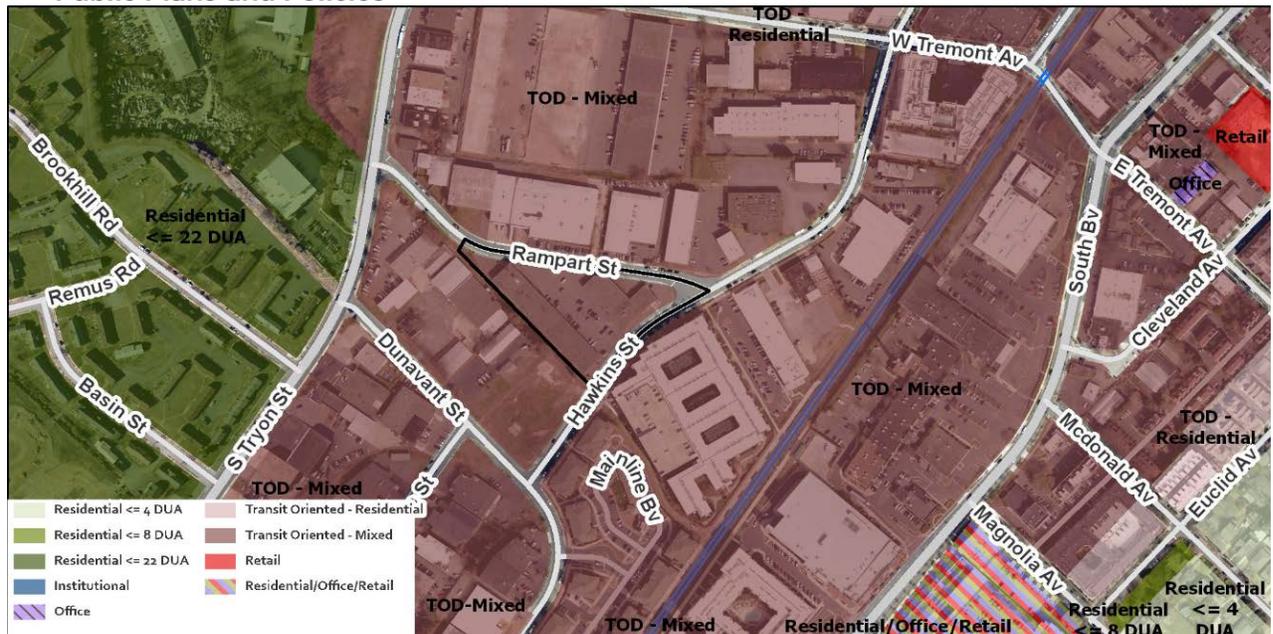
- **Rezoning History in Area**

- There have been numerous rezonings to TOD-M (transit oriented development – mixed-use) in the area.



Petition Number	Summary of Petition	Status
2016-067	Rezoned 8.36 acres to TOD-MO (transit oriented development – mixed-use, optional) to allow the development of 402 multi-family dwelling units and 2,500 square feet of non-residential uses.	Approved
2015-068	Rezoned 3.06 acres to TOD-M (transit oriented development – mixed-use) to allow all uses in the TOD-M district.	Approved

• **Public Plans and Policies**



- The *South End Transit Station Area Plan* (2005) recommends transit supportive uses for the subject site and surrounding properties.
- **TRANSPORTATION CONSIDERATIONS**  
 The site is at the unsignalized intersection of two local streets, less than ¼-mile from a major thoroughfare and less than ½-mile from the East/West Boulevard LYNX Blue Line station. The existing curb lines are adequate for the transportation network as envisioned by the *South End*

*Transit Station Area Plan.* During permitting, CDOT will work with the petitioner to implement the area plan streetscape standards, organize the site's driveways, and replace the existing valley curb along both street frontages. Without a conditional site plan it is uncertain that the project will contribute to the recent South Tryon Corridor Study vision to convert Hawkins to a Bike Boulevard and contribute to a signalized pedestrian crossing at the Dunavant Street and South Tryon Street intersection.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 160 trips per day (based on 44,330 of warehouse uses).

Entitlement: 160 trips per day (based on 44,330 of warehouse uses).

Proposed Zoning: Too many uses to determine trip generation.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has water system infrastructure accessible for the rezoning boundary via existing eight-inch water distribution mains located along Rampart Street and Hawkins Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer mains located along Rampart Street and Hawkins Street.
- **Engineering and Property Management:**
  - **Arborist:** Trees cannot be removed from or planted in the right of way of all City of Charlotte maintained streets. Contact Laurie Reid (704-336-5753) at the City Arborist's office to discuss.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

- Application
- Site Plan
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Solomon Fortune (704) 336-8326