

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 085

Property Owner: Ronald and Patricia Thomas

Petitioner: Matthew Browder

Location: Approximately 2.57 acres located on the southeast corner of East Westinghouse Boulevard, China Grove Church Road and Crump Road.

Center, Corridor or Wedge: Corridor

Request: I-1, light industrial and I-2, general industrial to TOD-M, transit oriented development mixed-use

Summary

This request would allow transit oriented development mixed-use along the south rail line.

Consistency and Conclusion

The request is consistent with the draft *I-485 Transit Station Area Plan* which recommends transit oriented development mixed-use at this location and is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned I-1, R-17MF, R-4, R-8(CD), I-2 and are occupied by industrial uses and residential development.

Rezoning History in Area

A property to the west along the rail line was rezoned to TOD-M under petition 2004-98.

Public Plans and Policies

I-485 Transit Station Area Plan (draft). This draft plan is presently in the charrette process. The charrette brought together members of the Sterling neighborhood and owners of property in the station area, including the applicants for this proposal. The plan recommends that this site develop with transit oriented development.

South District Plan (adopted 1993). This plan shows a portion of the subject property as appropriate for multi-family residential, a portion for single-family residential, for warehouse/distribution, and for industrial uses. Until adoption of the *I-485 Station Area Plan*, the *South District Plan* provides land use policy for this site.

Proposed Request Details

This request would allow transit oriented mixed-use development along the south rail line.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in the I-1, I-2, B-2, R-4, R-12MF, and TOD-M/R zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site, its proximity to the light rail station and the good street network in the area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning.

CATS. CATS has no issues with this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that downstream complaints consist of flooding and blockage. This site drains to a stream listed as impaired by the NC Division of Water Quality. Additional comments are attached.

School Information. The school planning staff did not comment on this request.

Outstanding Issues

Land Use. The request is consistent with the draft *I-485 Transit Station Area Plan* which recommends transit oriented development mixed-use at this location.

Site plan. There is no site plan associated with this petition.