

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 062

Property Owner:	Jo Ann and Leighton Small
Petitioner:	Charlotte-Mecklenburg Planning Commission
Location:	Approximately 0.92 acres located on the northwest corner of South Church Street and Quincey Street.
Center, Corridor, or Wedge:	Corridor
Request:	I-2, general industrial to TOD-M, transit oriented development mixed use

Summary

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

Consistency and Conclusion

This request is consistent with the *South End Transit Station Area Plan*, which recommends transit oriented development on this site. The proposal is appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned I-2 and TOD-MO and are occupied by industrial, commercial, and developing residential.

Rezoning History in Area

The properties to the southeast across South Church Street were rezoned under petitions 2006-106 and 2007-28 to allow town homes at a minimum density of 15 dwelling units to the acre.

Public Plans and Policies

South End Transit Station Area Plan (adopted 2005). This plan recommends Mixed Use Transit Oriented Development on this site. The plan's implementation element calls for rezoning to TOD-M as part of Group III rezonings.

Proposed Request Details

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

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT did not comment on this request.

CATS. CATS did not comment on this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that downstream complaints consist of flooding. This site drains to a stream listed as impaired by the North Carolina Division of Water Quality. It is also noted that no additional recommendations are needed at this time.

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

Outstanding Issues

Land Use. This request is consistent with the *South End Transit Station Area Plan*, which recommends mixed use transit oriented development on this site.

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