



Rezoning Petition 2009 - 039
PRE-HEARING STAFF ANALYSIS
June 15, 2009

REQUEST	Current Zoning: O-2, office Proposed Zoning: B-2(CD), general business, conditional
LOCATION	Approximately 3.65 acres located southeast of North Alexander Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone 3.65 acres to allow a bus parking/maintenance facility with associated office and accessory uses, which would support transit operations.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is inconsistent with the <i>Belmont Revitalization Plan</i> , which recommends greenway and open space for this site. However, it preserves greenway and active recreation functions on the site while still allowing for a needed expansion of CATS facilities.
Property Owner	City of Charlotte
Petitioner	Charlotte Area Transit System
Agent/Representative	Keith Morris
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Proposed office building and structured parking deck.
- Preservation of an existing recreational open space.
- Class "C" buffer to screen open space from parking deck.

Existing Zoning and Land Use

The subject property is zoned O-2 and is vacant. Properties to the north are zoned B-2 and I-2 and are developed with industrial uses. The properties to the east, west and south are zoned R-22MF and UR-2 and are developed with recreational open space.

Rezoning History in Area

There have been no rezonings in the immediate area for the last five years.

Public Plans and Policies

The *Belmont Revitalization Plan* (2003) recommends open space and greenway for this site. This petition is inconsistent with the *Belmont Revitalization*. However, it preserves greenway and active recreation functions on the site while still allowing for a needed expansion of CATS facilities.

PUBLIC INFRASTRUCTURE (see full department reports online)

Vehicle Trip Generation:

Current Zoning: 3,500 trips per day.
Proposed Zoning: 1,500 trips per day.

CDOT: Requests that the existing greenway trail be preserved.

Charlotte Fire Department: No comments received.

Connectivity: No issues.

Schools: CMS does not comment on non-residential petitions.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No comments received.

Site Design: The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

The site preserves existing recreational open space by using a parking deck.

OUTSTANDING ISSUES

The petitioner should:

1. Adjust note I.B to state that "Any changes shall be subject to the terms and conditions set out by and in accordance with section 6.207 of the Ordinance."
 2. Adjust note III-A to state that "Development of the site shall comply with the setback, height, and yard requirements of the B-2 zoning district".
 3. Adjust note IV-A to state that "Landscaping and screening shall, at minimum, satisfy the requirements of Section 12.302, 12.303, and 12.304 of the Ordinance".
 4. Adjust note VI-A to state that "All exterior lighting fixtures (except street lights) shall be capped and fully shielded with full cutoff and the illumination downwardly directed so that direct illumination does not extend beyond the City-owned property".
 5. Label and specify the width of the existing sidewalk along North Alexander Street.
 6. Add a note that a 43-foot Class "B" buffer will be required between abutting B-2 and R-22MF zoning once North Myers Street is abandoned.
 7. If the existing asphalt walkway will provide access to the greenway, provide a note that the connection will be maintained.
 8. Address CDOT comments on the site plan.
 9. Address Park & Recreation's comments.
 10. Specify maximum building square footage.
 11. Add a note that large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course.
-

Attachments Online at www.rezoning.org

Application
CDOT Review
Community Meeting Report
Park & Recreation Review
Site Plan
Storm Water Review

Planner: Solomon Fortune (704) 336-8326