



PLAN REVIEW SHEET

Date: 2/27/14
Petition: 2015-009
Charlotte-Mecklenburg Planning Department

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Attachments: N/A

I. SUMMARY REMARKS:

This rezoning application was revised to now include a site plan. In light of this revised submittal, CATS now has the following comments:

1. The property lines shown on the site plan appear to encroach upon recent land acquisitions by CATS. Any improvements contemplated by the developer need to acknowledge the property interests, both temporary and permanent, acquired by the City (CATS) for the LYNX Blue Line Extension. Such acquisitions were acquired by Federal funds, and thereby, require the City (CATS) to maintain continuing control of the acquisitions. These acquisitions changed the rezoning site's property lines along both the railroad corridor and 36th Street. Any proposed improvements, in, on, over, or under the temporary and permanent property interests acquired by the City with Federal funds must be reviewed on a case-by-case basis before such improvement is allowed.
2. The site plan proposes public access to the 36th Street LYNX Station, where currently, the Blue Line Extension design does not include such access. No access of any kind shall be permitted without the review and approval of such work by North Carolina Railroad (NCR), Norfolk Southern Railway (NSR), Federal Transit Administration (FTA), and the City (specifically CATS). If approved, such access shall be governed by a multi-party agreement with NCR, NSR, and the City.
3. From the site plan, it is unclear how close any development will be to the railroad corridor. No work of any kind shall be permitted in the NCR Corridor and/or CATS Blue Line Extension Right-of-Way without prior review and approval of such work by NCR, NSR, and the City (specifically CATS). All such work shall be governed by a multi-party agreement with NCR, NSR, and the City.

In addition to the above comments, CATS will have formal sign-off during the TOD review process. TOD review is a separate process from TOD rezoning. The petitioner should be aware that this latter, separate process, will require additional CATS review. Thank you.