

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 -12

Property Owner: Rea Contracting, LLC

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 8.55 acres located west of South Boulevard and east of Youngblood Street.

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

Summary

This request will allow transit supportive development along the south rail corridor.

Consistency and Conclusion

This request is consistent with the General Development Policies-Transit Station Area Principles and the draft New Bern Station Area Plan recommendations and therefore, is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned a combination I-2, B-2 and TOD-M and are occupied by retail, office and industrial uses.

Rezoning History in Area

A property to the southeast was rezoned to TOD-M under petition 2005-91.

Public Plans and Policies

The General Development Policies-Transit Station Area Principles (adopted 2003). These policies recommend the establishment of transit supportive development within a ½ mile walk of a rapid transit station. The subject property is within ¼ mile of a future South Corridor light rail station.

The New Bern Station Area Plan (draft plan). This plan is in preliminary draft form. After the draft is finalized, planning staff will hold a community meeting to review the draft plan recommendations. Staff will initiate the plan approval process after the community meeting. The subject property is recommended in the draft plan as appropriate for Mixed Transit Supportive Development.

Central District Plan (adopted 1993). This plan shows the subject property as appropriate for industrial development. Until adoption of the New Bern Station Area Plan, this plan provides adopted land use policy for the site.

Proposed Request Details

This request will allow transit supportive development in the New Bern Station area.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 60 trips per day as currently zoned. With the array of uses allowed in the TOD-M zoning district, a wide range of trip generation is possible for development under the proposed zoning. Given that the site is within a light rail station area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning. Additional CDOT comments are attached.

CATS. CATS comments are attached.

Connectivity. Connectivity will be addressed during the permitting process.

Storm Water. Storm Water Services notes that no additional requirements are needed at this time.

School Information. The school system did not comment on this request.

Outstanding Issues

Land Use. The proposed development is consistent with the General Development Policies – Transit Station Area Principles and the draft New Bern Station Area Plan recommendations. The requested rezoning is not consistent with the Central District Plan. However, once adopted, the recommendations in the draft new Bern Station Area Plan will supersede the Central District Plan recommendations.

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