

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 33

Property Owner: Hawkins Street Company, Inc. and Sonoco Products Company

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 4.783 acres located south of the intersection of Hawkins Street and Rampart Street.

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

Summary

This request proposes rezoning 4.78 acres to the TOD-M district to support transit oriented development along the south rail corridor.

Consistency and Conclusion

This request is consistent with The South End Transit Station Area Plan and is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned I-2 and are occupied by industrial and retail uses.

Rezoning History in Area

A property farther north on Hawkins Street was rezoned to TOD-M under petition 2005-116.

Public Plans and Policies

The South Transit Station Area Plan (adopted 2005). This plan recommends Mixed Use Transit Supportive Development on the subject property.

Central District Plan (adopted 1993). This plan recommends industrial uses on the subject site. The South End Transit Station Area Plan supersedes this plan.

Proposed Request Details

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

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that an array of uses are allowed in both the I-2 and TOD-M zoning categories, and that 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 East/West Boulevard light rail station and the good street network in the South End area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning.

CATS. CATS had no comments regarding this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that no additional requirements 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.

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