

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006 - 36**

**Property Owner:** Waldron and Waldron

**Petitioner:** Charlotte-Mecklenburg Planning Commission

**Location:** Approximately 0.89 acres located north of West Tremont Avenue and west of Hawkins Street.

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

### **Summary**

This request proposes to rezone 0.89 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 Area Plan and is considered appropriate for approval.

### **Existing Zoning and Land Use**

The properties to the west, south and east are zoned I-2 and are occupied by industrial and retail uses. The property to the north is zoned TOD-M and is occupied by office/warehouse.

### **Rezoning History in Area**

A site to the southeast was rezoned to TOD-M under petition 2005-116 and the adjoining property to the north was rezoned to TOD-M under petition 2005-155.

### **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 with the array of uses allowed in both the I-2 and TOD-M zoning categories, 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 petition.

**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.