

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 123

Property Owner: Carroll Family # 1 LLC and Westbrook Family LLC

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 2.98 acres located on South College Street east of South Tryon Street and north of East Bland Street.

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

Summary

This request would allow transit oriented development along the south transit corridor.

Consistency and Conclusion

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

Existing Zoning and Land Use

The surrounding properties are zoned I-2, MUDD-O, TOD-MO, and MUDD and are occupied by mixed use developments and industrial uses.

Rezoning History in Area

A property to the west, across South Tryon Street was rezoned to TOD-MO under petition 2004-151.

Public Plans and Policies

The South End Transit Station Area Plan (adopted 2005). This plan recommends mixed use transit supportive development on this site, which is located within ¼ mile of a South Corridor transit station. The plan's implementation element calls for rezoning this property to TOD-M as part of Group I rezonings. Planning Commission has voted to file this rezoning application with the Planning Commission as petitioner in order to facilitate the continuing redevelopment of this area.

Proposed Request Details

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

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes 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 Rensselaer and the Carson Boulevard light rail stations, 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 has no issues regarding this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that onsite and downstream complaints consist of flooding, blockage and erosion. 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, which recommends transit supportive development at this location.

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