

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 057

Property Owner: Frank and Linda Watson

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 12.36 acres located on the east side of Old Pineville Road, at the intersection of Old Pineville Road and Nations Crossing Road.

Center, Corridor or Wedge: Corridor

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

Summary

This request would allow transit oriented mixed use development on this site.

Consistency and Conclusion

This request is not consistent with the *Central District Plan*. However, once adopted, the recommendations in the draft *Scaleybark Transit Station Area Plan* will update the *Central District Plan* recommendations. The proposed request is consistent with the *General Development Policies – Transit Station Area Principles* recommendations and therefore, staff recommends approval of this petition.

Existing Zoning and Land Use

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

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

General Development Policies – Transit Station Area Principles (adopted 2001). These policies recommend transit supportive development with a ½ mile walk of a rapid transit station. This site is adjacent to a future South Corridor light rail station.

Scaleybark Transit Station Area Plan draft. After this 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. This site is recommended in the draft plan as appropriate for residential/office/retail.

Central District Plan (adopted 1993). This plan shows a portion of the petitioned site as appropriate for industrial use. Until adoption of the *Scaleybark Transit Station Area Plan*, the *Central District Plan* provides adopted land use policy for this site.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in both the I-2 and TOD-M districts, 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 Scaleybark and Woodlawn light rail stations, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning. Additional CDOT comments are attached.

CATS. CATS had no comments regarding this petition.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that onsite and downstream complaints consist of flooding, blockage and erosion. This site drains to a stream listed as impaired by the North Carolina Division of Water Quality. Additional comments are attached.

School Information. The school planning staff did not have comments on this request.

Outstanding Issues

Land Use. This request is not consistent with the *Central District Plan*. However, once adopted, the recommendations in the draft *Scaleybark Transit Station Area Plan* will update the *Central District Plan* recommendations. The proposed request is consistent with the *General Development Policies – Transit Station Area Principles* recommendations.

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