

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 015

Property Owner: Richard and Nancy Staszak

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 0.12 acres located on the west side of Camden Road between West Boulevard and West Kingston Avenue.

Center, Corridor, or Wedge: Corridor

Request: B-1, neighborhood business to TOD-M, transit oriented development mixed-use

Summary

This request would allow transit oriented development along the south rail line.

Consistency and Conclusion

This request is consistent with the *South End Transit Station Area Plan*, which recommends transit oriented development at this location and therefore, is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned MUDD, TOD-M, and B-1 and are occupied by mixed-use development and commercial uses.

Rezoning History in Area

The properties to the west and south were rezoned to TOD-M under petition 2007-73.

Public Plans and Policies

South End Transit Station Area Plan (adopted 2005). This plan recommends Mixed-Use Transit Supportive Development on the subject parcel, which is located within ¼ mile of a transit station. The plan's implementation element calls for rezoning this property to TOD-M as part of Group II rezonings. Planning Commission has authorized filing this rezoning application in the Planning Commission's name in order to facilitate continuing area redevelopment.

Proposed Request Details

This request would allow transit oriented development along the south rail line.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in B-1 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 light rail station and the good street network in the area, CDOT feels that there should only be minor impacts to the transportation system resulting from the rezoning.

CATS. CATS had no issues regarding this petition.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that no observed downstream complaints exist. This site drains to a stream listed as impaired by the North Carolina Division of Water Quality. No additional requirements are need at this time.

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

Outstanding Issues

Land Use. This request is consistent with the *South End Transit Station Area Plan*, which recommends transit oriented development at this location.

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