

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 -90

Property Owner: City of Charlotte, NC

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 8.4 acres located on the west side of South Blvd. south of Clanton Road

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

Summary

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

Consistency and Conclusion

The proposed rezoning is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *Scaleybark Transit Station Area Plan* recommendations and is appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned a combination I-2, B-2 and TOD-M and are occupied by retail, office and industrial uses.

Rezoning History in Area

Abutting parcels to the south were rezoned from R-5 and B-2 to TOD-M under petition number 2004-104. A parcel further south along South Boulevard was rezoned from B-2 to TOD-M under petition number 2006-09.

Public Plans and Policies

The General Development Policies – Transit Station Area Principles (2001) recommend the establishment of transit supportive development within a ½ mile walk of a rapid transit station. The subject property is within ¼ mile of a future South Corridor light rail station.

The Scaleybark Transit Station Area Plan is in preliminary draft form. After the 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. The subject property is recommended in the draft plan as appropriate for Mixed Transit Supportive Development.

The Central District Plan (1993) shows the subject property as appropriate for commercial use. Until adoption of the *Scaleybark Transit Station Area Plan*, the *Central District Plan* provides adopted land use policy for this site.

Proposed Request Details

The request is for rezoning of 8.4 acres, containing warehouse/industrial buildings, from I-2 General Industrial to TOD-M Mixed Use Transit Oriented Development district. This is an “as of right” district, and no site plan has been submitted.

Public Infrastructure

Traffic Impact / CDOT Comments. 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 Scaleybark light rail station, and the future street network proposed for the Scaleybark station area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning.

CATS. CATS had no comments on this petition.

Connectivity. Connectivity will be addressed during the permitting process.

Storm Water. Comments are attached.

School Information. CMS had no comments on this petition.

Outstanding Issues

Land Use. The requested rezoning is not consistent with the *Central District Plan*. However, once adopted, the recommendations in the draft *Scaleybark Transit Station Area Plan* will supersede the *Central District Plan* recommendations. The proposed rezoning is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *Scaleybark Transit Station Area Plan* recommendations. A light rail transit station has been designated, and is now under development on the adjoining site. As such, the land use proposed for the subject property is appropriate.

Site plan. No site plan is associated with this request.