

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-102

Property Owner: Kenneth G. Browder, II

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 0.69 acres located on the north side of West Boulevard, east of Hawkins Street

Request: B-1, neighborhood business 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 *South End Transit Station Area Plan*. The request is for rezoning of three parcels totaling 30,000 sq. ft., containing commercial and residential uses, from B-1 (neighborhood business) to TOD-M, transit oriented development- mixed use district. This is a “by right” district, and no site plan has been submitted. Staff recommends approval of this petition.

Existing Zoning and Land Use

The subject property is occupied by residential structures in a mix of commercial and residential uses, and is surrounded by similar properties in a mix of uses. It is less than ¼ mile from a light rail station.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity of the subject properties.

Public Plans and Policies

The *South End Transit Station Area Plan* was approved by City Council June 13, 2005. The subject property is recommended for transit oriented mixed use development. The plan’s implementation element calls for rezoning to TOD-M as part of the 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 will facilitate transit supportive development consistent with the *South End Transit Station Area Plan*.

Public Infrastructure

Traffic Impact/CDOT comments:

With the array of uses allowed in both the B-1 and the 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. CDOT has the following specific comments that are critical to CDOT's support of the rezoning petition:

- In the TOD zoning district, setbacks are measured from the back of an existing or proposed curb line. According to the South End Transit Station Area Plan (adopted in June 2005) West Boulevard is classified as a street with a future "new cross section." This means that any new building along West Boulevard will be required to be set back from a future back-of-curb location. The South End Transit Station Area Plan specifies the future cross section for West Boulevard as 53 feet, measured back-of-curb to back-of-curb.
- All existing site driveways will be subject to current driveways regulations including possible relocation and/or closure with redevelopment of the site.

CDOT had the following specific comments that are important to their support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

- An 8-foot planting strip and 8-foot sidewalk should be constructed along the West Boulevard site frontage. This item will be reviewed during the TOD review process.
- Future site plans should reflect installation of a complete sidewalk network within the parking areas that provides internal pedestrian circulation to the front entrance of all residential entrances, as well as pedestrian access to the primary entrance of all commercial and office sites. This item will be reviewed during the TOD review process.
- Future site plans should protect or restore the alley that connects Hawkins Street and Camden Road behind the proposed site.

Other traffic/pedestrians related issues will be resolved during the TOD review process.

CATS. CATS had no comments regarding this petition.

Connectivity. CDOT staff stated there are limited opportunities for interconnectivity. One stub street is provided to the property on the north side of the property.

Storm Water. Charlotte-Mecklenburg Storm Water Services had no comments regarding this petition.

School Information. CMS had no comments on this petition.

Outstanding Issues

Land Use. The proposed rezoning is consistent with the *South End Transit Station Area Plan*, and is appropriate.

Site Plan. There is not a site plan associated with a request of this type.