

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-105

Property Owner: Southside Investments, LLC

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 4.16 acres located on the west side of South Boulevard, west of Meacham Street.

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

Summary

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

Consistency and Conclusion

The request is for rezoning of two parcels totaling 4.16 acres, containing warehouse and industrial buildings, from I-2, general industrial to TOD-M, mixed use transit oriented development. This is a “by right” district, and no site plan has been submitted. The proposed rezoning is consistent with the *South End Transit Station Area Plan*. Staff recommends approval of this petition.

Existing Zoning and Land Use

To the south are similar buildings; to the west is a similar warehouse and industrial buildings building recently rezoned to TOD-M; to the north is the Atherton Lofts office condominiums, zoned UMUD; to the east across South Boulevard is the future Lowe’s site, recently rezoned to MUDD-O. It is less than ½ mile from a light rail station.

Rezoning History in Area

An adjacent property to the west was rezoned to TOD-M from I-2 earlier this year, (Petition # 2006-33). Multiple properties totaling 11.39 acres across South Boulevard from the subject property were rezoned to MUDD-O for the Lowes project in 2005, (Petition # 2005-89).

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. The 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 I-2 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) South Boulevard is classified as a street with a future "new cross section." This means that any new building along South Boulevard will be required to be placed behind a future back-of-curb location. The South End Transit Station Area Plan specifies the future cross section for South Boulevard as 65 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 the redevelopment of the site.

The following specific comments are important to CDOT's 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.

- Cross access easements or street stubs should be provided to adjacent properties to the north and to the south of this site to provide vehicular, bicycle, and pedestrian connectivity. 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/office sites, and to the SCLRT. This item will be reviewed during the TOD review process.

- An 8-foot planting strip and 8-foot sidewalk should be constructed along the South Boulevard site frontage. This item will be reviewed during the TOD review process.

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

CATS. CATS requests that the petitioner maintain the existing CATS bus-stop adjacent to the site on South Boulevard. Furthermore, CATS requests that the developer contact CATS staff if an encroachment into the light rail right-of-way is required.

Connectivity. Connectivity will be addressed during the TOD review process.

Storm Water. Charlotte-Mecklenburg Stormwater Services requests that the petitioner change the proposed zoning request to Conditional Development and include the following notes on the petition:

Volume and Peak Control

For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.

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.