

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 115

Property Owner: D. Talmadge Price and Geraldine T. Price

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 2 acres located east of South Tryon Street between West Park Avenue and West Kingston Avenue.

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

This request is consistent with the South End Transit Station Area Plan, and is appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned a combination B-1, I-1, and MUDD-O and are occupied by business, industrial and mixed use development.

Rezoning History in Area

A property farther to the east was rezoned to MUDD under petition 2000-128.

Public Plans and Policies

The South End Transit Station Area Plan (adopted 2005). This plan recommends that this site develop with mixed use transit oriented uses. The plan's implementation element calls for rezoning this site to TOD-M as part of the Group I rezonings, Planning Commission has authorized filing this rezoning application in order to facilitate continuing area redevelopment.

Proposed Request Details

This request will allow transit supportive development along the South Rail Corridor.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in both the 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 Rensselaer Avenue light rail station, and the good street network in the South End area, CDOT feels that there should only be a minor impacts to the transportation system resulting from this rezoning.

CATS. CATS had no comments regarding this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services had no comments regarding this request.

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

Outstanding Issues

Land Use. This request is consistent with the South End Transit Station Area Plan which recommends mixed use transit oriented development on this site.

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