

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 147

Property Owner: Robert Karney

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 0.4 acres located on the southwest corner of South Tryon Street and West Palmer Street.

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

Summary

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

Consistency and Conclusion

This request is consistent with The South End Transit Station Area Plan which recommends transit oriented development on this site.

Existing Zoning and Land Use

The surrounding properties are zoned I-2 and MUDD-O and are occupied by industrial, office, and mixed use development.

Rezoning History in Area

A property farther south on South Tryon Street was rezoned to TOD-MO under petition 2004-151.

Public Plans and Policies

The South End Transit Station Area Plan (adopted 2005). This plan recommends transit oriented development mixed use on the subject site, which is located within ¼ mile of a transit station.

Proposed Request Details

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

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that 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 Carson 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.

CATS. CATS had no comments regarding this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that downstream complaints consist of erosion and that no additional requirements are needed at this time.

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 transit oriented development on this site.

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