

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 -150

Property Owner: City of Charlotte

Petitioner: City of Charlotte Economic Development

Location: Approximately .3 acre located on the east side of Camden Road between Park Avenue and South Tryon Street.

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

Summary

This petition seeks to rezone approximately .3 acre from I-2 to TOD-M. The City of Charlotte plans call for the area to be used for pedestrian access to Bland Street Station as well as incorporate the Charlotte Trolley Museum into the site.

Consistency and Conclusion

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

Existing Zoning and Land Use

The surrounding properties are zoned I-1, I-2, NS, TOD, MUDD, and UMUD and are occupied by industrial uses and mixed use development.

Rezoning History in Area

In the past nine years there have been five rezoning actions to MUDD or UMUD in the immediate vicinity. Those petitions were 1996-13, 1998-97, 2000-36, 2000-105, 2003-01. The majority of these sites were rezoned for mixed use projects. Petition 1997-22 rezoned approximately 2.14 acres located on the southern side of South Tryon Street at the intersection of South College Street and East Bland Street from I-2 to NS. The rezoning allowed a 28,024 square feet building to be converted to NS permitted uses. In 2005, petition 2005-51 rezoned approximately 0.82 acres located on the west side of South Tryon Street, north of West Summit Avenue from I-2 to TOD-M to allow transit supportive development on the site.

Public Plans and Policies

The South End Transit Station Area Plan (adopted 2005). This plan recommends mixed use transit supportive development on this site, which is located 1/4 mile of a transit station.

Proposed Request Details

As part of the development of the light rail line, the City of Charlotte will be constructing a pedestrian access to Bland Street Station as well as incorporate the Charlotte Trolley Museum into the site.

Public Infrastructure

Traffic Impact / CDOT Comments. The department was generally supportive of the request. Their memorandum is attached.

CATS. CATS had no comments regarding this petition.

Connectivity. This request has no opportunity to enhance or detract from potential connections.

Storm Water. Stormwater Services had no comments regarding this petition.

School Information. CMS had no comments regarding this non-residential petition.

Outstanding Issues

Land Use. This request is consistent with *The South End Transit Station Area Plan*, which recommends transit supportive development at this location.

Site plan. This is a conventional rezoning application. There is no site plan associated with this petition.