

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006 - 154**

**Property Owner:** Cram Holdings Group, LLC

**Petitioner:** Cram Holdings Group, LLC

**Location:** Approximately 0.2 acres located on the west side of South Boulevard between Arlington Avenue and East Palmer Street.

**Request:** B-2, general business to TOD-MO, transit oriented development mixed use optional

### **Summary**

This request would allow all transit oriented uses in an existing historic structure with future expansion to the rear. The plan proposes options from the *South End Transit Station Area Plan* streetscape standards to allow a portion of the apron to remain in the front of the building in lieu of a planting strip and sidewalk and allow maneuvering in the setback.

### **Consistency and Conclusion**

This request is consistent with the *South End Transit Station Area Plan*, which recommends transit oriented development at this location and therefore, is considered appropriate for approval. The optional request is also recommended by the Historic Landmarks Commission to preserve the apron in front of the building, which is designated as a historic landmark.

### **Existing Zoning and Land Use**

The surrounding properties are zoned UMUD, B-2, and R-22MF and are occupied by business uses, mixed use development and multi-family residential.

### **Rezoning History in Area**

There have been no recent rezonings in the immediate vicinity.

### **Public Plans and Policies**

**The South End Transit Station Area Plan (adopted 2005).** This plan recommends transit oriented mixed use development at this location, which is located within ¼ mile of a transit station.

## **Proposed Request Details**

This request would allow all transit oriented uses in an existing historic structure with future expansion to the rear. The plan proposes options from the *South End Transit Station Area Plan* streetscape standards to a portion of the apron to remain in the front of the building in lieu of a planting strip and sidewalk and allow maneuvering in the setback.

## **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. Additional CDOT comments are attached.

**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 flooding and that no other requirements are needed at this time.

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

**Charlotte-Mecklenburg Historic Landmarks Commission.** The optional request is also recommended by the Historic Landmarks Commission to preserve the apron in front of the building, which is designated as a historic landmark.

## **Outstanding Issues**

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

**Site plan.** There are no outstanding site plan issues.