

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 23

Property Owner: Welsh Partners, LLC

Petitioner: FMK Architects

Location: Approximately 0.69 acres located on the north side of New Bern Street between South Boulevard and Foster Avenue.

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 *General Development Policies – Transit Station Area Principles* which recommend transit oriented development within a ½ mile walk of a rapid transit station and is therefore, considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned I-2, TOD-M, and MUDD(CD) and are occupied by industrial and mixed use developments.

Rezoning History in Area

The property to the south was rezoned to TOD-M under petition 2005-117 to allow transit oriented mixed use development.

Public Plans and Policies

The General Development Policies – Transit Station Area Principles (adopted 2001). These policies recommend the establishment of transit oriented development within a ½ mile walk of a rapid transit station. This site is located directly adjacent to the *New Bern* station platform.

The Draft New Bern Transit Station Area Plan. This plan will provide land use recommendations for those properties within the plan boundaries. This property is recommended in the draft plan as appropriate for a mixed transit oriented development. Until such time this Plan is adopted, the *General Development Policies – Transit Station Area Principles* will apply.

Proposed Request Details

This request will allow transit oriented development along the South Light 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 New Bern 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 did not comment on this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that downstream complaints consist of flooding and 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 *General Development Policies – Transit Station Area Principles* which recommend transit oriented development within a ½ mile walk of a rapid transit station.

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