

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 081

Property Owner: Beetlejuice West LLC

Petitioner: Charlotte Mecklenburg Planning Commission

Location: Approximately 0.23 acres located on the northwest corner of West Boulevard and Hawkins Street.

Center, Corridor or Wedge: Corridor

Request: B-1, neighborhood business to TOD-M, transit oriented development mixed-use

Summary

This request would allow transit supportive development within ¼ mile from a light rail station.

Consistency and Conclusion

This request is consistent with the *South End Transit Station Area Plan*, which recommends transit supportive development at this location. Therefore this request is recommended for approval.

Existing Zoning and Land Use

The surrounding properties are zoned B-1, TOD-M, and UMUD and are occupied business uses and mixed-use development.

Rezoning History in Area

The adjacent property to the east was rezoned to TOD-M under petition 2006-102.

Public Plans and Policies

The South End Transit Station Area Plan (adopted 2005). The subject property is recommended for mixed-use transit supportive development. The plan's implementation element calls for rezoning to TOD-M as part of Group II rezonings. The Planning Commission has authorized filing this rezoning application in the Planning Commission's name in order to facilitate continuing area development.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT feels that this petition will have a minor impact on the transportation system and has no transportation issues with this petition

CATS. The location of this rezoning is identified in the adopted CATS Countywide Transit Services Plan (CTSP) and is a funded project to install an enhanced transit stop to serve CATS passengers accessing the CATS LYNX Blue Line East-West Light Rail Station. Accordingly, it will be necessary to coordinate redevelopment of this site to ensure that appropriate space for passenger shelters and safe bus operations are accommodated. CATS is requesting that the petitioner submit a site plan for CATS Staff review. Furthermore, CATS requests the petitioner to contact CATS Staff to coordinate the final location and construction of the enhanced transit stop on the property.

Connectivity. Connectivity is not an issue.

Storm Water. This site drains to a stream listed as impaired by the NC Division of Water Quality. Storm Water has no comments at this time.

School Information. The school planning staff did not comment on this 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. There is no site plan associated with this request.