

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

### **Rezoning Petition No. 2007 -090**

**Property Owner:** Several property owners are listed

**Petitioner:** Charlotte Mecklenburg Planning Commission

**Location:** Approximately 10.55 acres located on the southwest corner of South Boulevard and Freeland Lane.

**Center, Corridor or Wedge:** Corridor

**Request:** I-1 and I-2, light industrial and general industrial to TOD-M, transit oriented development mixed use

### **Summary**

This request is to rezone approximately 10.55 acres located on the southwest corner of South Boulevard and Freeland Lane.

### **Consistency and Conclusion**

The requested rezoning is not consistent with the *Central District Plan*. However, once adopted, the recommendations in the draft *Scaleybark Transit Station Area Plan* will update the *Central District Plan* recommendations. The proposed rezoning is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *Scaleybark Transit Station Area Plan* recommendations. As such, the land use proposed for the subject property is appropriate.

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

The surrounding properties are zoned TOD-M, I-1, I-2, R-5, and R-8. Uses in the immediate area include industrial/warehousing, commercial, office and residential.

### **Rezoning History in Area**

The adjacent property to the north was rezoned to TOD-M under petition 2006-009.

### **Public Plans and Policies**

*The General Development Policies – Transit Station Area Principles* (2001) recommend the establishment of transit supportive development within a ½ mile walk of a rapid transit station. The subject property is diagonally across from a future South Corridor light rail station.

The *Scaleybark Transit Station Area Plan* is in preliminary draft form. The subject property is recommended in the draft plan as appropriate for Transit Supportive Mixed Development. The plan also shows a proposed extension of the street network that runs through this site.

The *Central District Plan* (1993) shows portions of the subject property appropriate for industrial use. Until adoption of the *Scaleybark Transit Station Area Plan*, the *Central District Plan* provides adopted land use policy for this site.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT is planning to extend Old Pineville Road through E. Cama Street to Dewitt Lane in its current alignment and width to provide a well connected street network. Right-of-way will need to be dedicated for this purpose through the development process.

**CATS.** The property owners should be aware that during the startup of the CATS LYNX Blue Line South Corridor Light Rail Project, CATS will be operating bus-rail integration services along Freeland and Dewitt Lanes. Dewitt Lane will also serve as a temporary layover area for buses. CATS will operate services on these streets on a temporary basis until a permanent park and ride and bus transfer facility is constructed at the Scaleybark Station. CATS requests that the property owners will maintain adequate area for CATS to operate bus services along Freeland and Dewitt Lanes; and that the property owners maintain any bus stops located along these streets.

**Connectivity.** Connectivity is not an issue.

**Storm Water.** Downstream complaints consist of erosion. This site is located within the Peterson Storm Drainage Improvement Project and drains to a stream listed as impaired by the NC Division of Water Quality.

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

## **Outstanding Issues**

**Land Use.** This request is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *Scaleybark Transit Station Area Plan*, which recommend transit supportive development at this location.

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