

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

### **Rezoning Petition No. 2007 -126**

**Property Owner:** Cherokee Southline, LLC

**Petitioner:** Charlotte Mecklenburg Planning Commission

**Location:** Approximately 0.62 acres located on the east side of Dunavant Street between Remount Road and Hawkins Street.

**Center, Corridor or Wedge:** Corridor

**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 line.

### **Consistency and Conclusion**

This request is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *New Bern Transit Station Area Plan*, which recommend transit supportive development at this location. Therefore, this request would be considered appropriate for approval.

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

The surrounding properties are zoned I-2 and TOD-M and are occupied by retail and industrial uses.

### **Rezoning History in Area**

Several of the surrounding properties have recently been rezoned to TOD-M.

### **Public Plans and Policies**

*General Development Policies – Transit Station Area Principles (adopted 2001).* These policies recommend the establishment of transit supportive development within a ½ mile walk of a rapid transit station. The subject property consists of a number of small parcels along the future South Corridor light rail line, generally within ½ mile of the East/West or New Bern stations.

***New Bern Transit Station Area Plan (draft).*** After this draft is finalized, planning staff will hold a community meeting to review the draft plan recommendations. Staff will initiate the plan approval process after the community meeting. The subject property is recommended in the draft plan as appropriate for transit supportive development.

### **Proposed Request Details**

This request would allow transit oriented development along the south rail line.

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** With the array of uses allowed in 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 light rail station, and the good street network in the 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.** Downstream complaints consist of erosion, blockage and pollution. This site 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 request.

### **Outstanding Issues**

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

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