

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-130

Property Owner: B & B Southend, LLC

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 0.92 acres located on the northwest corner of Camden Road and West Kingston Avenue.

Center, Corridor or Wedge: Corridor

Request: B-1, neighborhood business and I-1, light industrial to TOD-M, transit oriented development mixed use.

Summary

This request would allow transit supportive development along the south rail corridor.

Consistency and Conclusion

The proposed rezoning is consistent with the *South End Transit Station Area Plan*, which recommends transit supportive development at this location, and is appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned TOD-M, B-1, and MUDD and are occupied by commercial uses and residential dwellings.

Rezoning History in Area

The property to the west was rezoned to TOD-M under petition 2006-115.

Public Plans and Policies

South End Transit Station Area Plan (adopted 2005). This plan recommends that the subject property develop with mixed-use transit supportive development. The plan's implementation element calls for rezoning to TOD-M as part of Group I rezonings. Planning Commission has voted to file this rezoning application in the Planning Commission's name in order to facilitate continuing area redevelopment.

Proposed Request Details

This request would allow transit supportive development along the south rail corridor

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that 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. Additional CDOT comments are attached.

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 erosion, flooding and blockage. This site is located within the completed Cliffwood/Wilmore Storm Drainage Improvement Project and drains to a stream listed as impaired by the North Carolina Division of Water Quality. Storm Water Services also notes 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. The proposed rezoning 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.