

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 -149

Property Owner:	Various Owners
Petitioner:	The Boulevard Company
Location:	Approximately 1.13 acres located on the northeast corner of South Church Street and Lincoln Street.
Center, Corridor or Wedge:	Corridor
Request:	I-2 and TOD-MO, general industrial and transit oriented development optional 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 *South End Transit Station Area Plan* and is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned I-2, MUDD, and TOD-M and are occupied by industrial uses and mixed use development.

Rezoning History in Area

The property to the east was rezoned to TOD-MO under petition 2006-106.

Public Plans and Policies

The South End Transit Station Area Plan (adopted 2005). This plan recommends mixed use transit supportive development on this site, which is located 1/2 mile of a transit station.

Proposed Request Details

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

Public Infrastructure

Traffic Impact / CDOT Comments. With the variety of uses allowed in I-2 and TOD-M zoning categories, a wide range of trip generation is possible for the existing or proposed zoning. 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 have comments on this request.

Storm Water. Downstream complaints consist of flooding and erosion. This site drains to a stream listed as impaired by the NC Division of Water Quality. See attached memo for additional comments.

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

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 conventional request.