

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

### **Rezoning Petition No. 2007 - 150**

**Property Owner:** Kenneth Harris Jr., Gary Wheeler, Gary B. Berry

**Petitioner:** Charlotte-Mecklenburg Planning Commission

**Location:** Approximately 1.64 acres located on the west side of South Boulevard between Remount Road and Atherton Street.

**Center, Corridor or Wedge:** Corridor

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

### **Summary**

This request proposes to rezone 1.64 acres from I-2 to TOD-M to allow transit oriented development along the south rail corridor.

### **Consistency and Conclusion**

This request is consistent with the *General Development Policies – Transit Station Area Principles* and draft *New Bern Transit Station Area Plan* recommendations and therefore appropriate for approval.

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

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

### **Rezoning History in Area**

Property to the east across South Boulevard was rezoned to TOD-M under petition 2005-19 and property farther south was rezoned to TOD-M under petition 2007-12.

### **Public Plans and Policies**

***General Development Policies – Transit Station Area Principles (adopted 2001).*** These policies recommend transit supportive development within a ½ mile walk of a rapid transit station. This property is along the South Corridor light rail line, within ½ mile of the New Bern station.

***New Bern Transit Station Area Plan (draft form).*** 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 oriented development.

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

### **Proposed Request Details**

This request proposes to rezone 1.64 acres from I-2 to TOD-M to allow transit oriented 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, it's 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 had no comments regarding 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 drains to a stream listed as impaired by the North Carolina 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 draft *New Bern Transit Station Area Plan* recommendations.

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