

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 -154

Property Owner: W. Vernon Simpson and Maggie M. Simpson

Petitioner: Charlotte Mecklenburg Planning Commission

Location: Approximately 2.44 acres located on the west side of South Boulevard between E. Carson Boulevard and Arlington Avenue

Center, Corridor or Wedge: Corridor

Request: B-2, general business to TOD-M mixed use, transit oriented development, mixed use

Summary

This request would allow transit oriented development along the south transit corridor.

Consistency and Conclusion

This request is consistent with the *South End Transit Station Area Plan*, which recommends transit oriented development at this location and therefore, is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned TOD-M, MUDD-O, UMUD, B-2, and R-22MF and are occupied by business uses, mixed use development and multi-family residential.

Rezoning History in Area

The property to the southwest was rezoned to TOD-M under petition 2006-123.

Public Plans and Policies

The South End Transit Station Area Plan (adopted 2005). This plan recommends transit oriented mixed use development at this location, which is located within ¼ mile of a transit station.

Proposed Request Details

This request would allow all transit oriented uses.

Public Infrastructure

Traffic Impact / CDOT Comments. With the variety of uses allowed in B-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 and its proximity to the light rail station and the good street network in the area, there should only be minor impacts to the transportation system resulting from this rezoning.

CATS. CATS did not have comments on this petition.

Storm Water. Downstream complaints consist of erosion, flooding and blockage. 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 in this location.

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