

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 006

Property Owner: Various

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Property generally bounded by Kingston Street, South Tryon Street, West Park Avenue, South Church Street, Carson Boulevard, South Corridor Light Rail Line, East Morehead Street, and Caldwell/Cleveland Avenue as extended; excluding parcels currently zoned MUDD, MUDD-O, MUDD (CD), UMUD, and NS, consisting of about 119.46 acres.

Request: Rezoning from B-1, B-2, I-1, I-2, and O-2 zoning classifications, to TOD-M Mixed Use Transit Oriented Development district.

Summary

The Charlotte-Mecklenburg Planning Commission seeks rezone about 119.46 acres of land from B-1, B-2, I-1, I-2, and O-2 zoning classifications, to TOD-M Mixed Use Transit Oriented Development district, as recommended in the *South End Transit Station Area Plan* (2005) for parcels in the area designated as Group 1.

Conclusion

This rezoning request is based on the recommendations of the *South End Transit Station Area Plan* (2005). The TOD-M district allows for a variety of land uses by right, at significant densities, and is supportive of the Transit Stations under construction in the area. This petition is appropriate for approval.

Existing Zoning and Land Use

The existing zoning for the area includes B-1, B-2, I-1, I-2, and O-2, proposed to be changed by this petition. It also includes MUDD, MUDD-O, MUDD (CD), UMUD, and NS, which are urban zoning classifications similar to TOD-M, which are proposed to remain as is. This area consists of a mix of retail, office, residential, mixed use, and warehouse/industrial uses, and a few vacant parcels.

Rezoning History in Area

The MUDD, MUDD-O, MUDD (CD), UMUD, and NS parcels have been rezoned over the years to allow for new mixed-use development. Over the past year, additional rezonings to TOD-M have been sponsored by the Planning Commission to allow for accelerated development of mixed use urban projects: Rezoning Petition 04-151 on South Tryon near Catherine, 05-51 at Summit and Tryon, and 05-52 at South and Rensselaer. In addition, a significant number of

parcels in areas surrounding the subject have been rezoned for higher density development in recent years.

Public Plans and Policies

The *South End Transit Station Plan* (2005) is the most current land use policy for this location. It recommends that this area be rezoned to the TOD-M Transit Oriented Development district.

Public Infrastructure

Traffic Impact / CDOT Comments. No transportation issues with this request.

CATS. Supports the petition.

Connectivity. This request has no bearing on connectivity issues.

Storm Water. No additional requirements regarding this request.

School Information. The impact to schools from this petition cannot be determined.

Outstanding Issues

Land Use. This rezoning request was recommended by the *South End Transit Station Area Plan* (2005) and has no land use issues.

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