

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-91

Property Owner: Gathings Investment Co., Inc.

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 1.5 acres on the west side of S. Tryon St. south of Carson Blvd

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

Summary

This request will 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*, and is appropriate for approval.

Existing Zoning and Land Use

The request is for rezoning of two parcels totaling 1.55 acres, containing a warehouse/showroom building. The surrounding properties are zoned a combination I-2, MUDD-O and TOD-M and are occupied by retail, office and industrial uses.

Rezoning History in Area

Parcels on the eastern side of S. Tryon Street were rezoned from MUDD-O to MUDD-O SPA under petition number 2001-81. A parcel south of the subject property was rezoned from I-2 to TOD-M (O) under petition number 2004-151.

Public Plans and Policies

The South End Transit Station Area Plan was approved by City Council June 13, 2005. The subject property is recommended for 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 authorized filing this rezoning application in the Planning Commission's name in order to facilitate continuing area redevelopment. This site is less than ¼ mile from a light rail station.

Proposed Request Details

This request will allow transit supportive development in the Scaleybark Transit Station Area.

Public Infrastructure

Traffic Impact / CDOT Comments. With the array of uses allowed in both the 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 Carson Boulevard light rail station and the good street network in the South End area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning.

In the TOD zoning district, setbacks are measured from the back of an existing or proposed curb line. According to the *South End Transit Station Area Plan* (adopted in June 2005) South Tryon Street is classified as a street with a future “new cross-section.” This means that any new building along South Tryon will be required to be set back from a future back-of-curb location. The South End Transit Station Area Plan specifies the future back-of-curb location for South Tryon as 30 feet from the existing centerline of the roadway.

According to the *South End Transit Station Area Plan* (adopted in June 2005) Palmer Street is classified as a “street with acceptable width.” This means that the existing width will accommodate two-way traffic and parking on one side of the street. Therefore, the TOD setback will be measured from the back of the existing curbline. Because the existing width only allows for parking on one side of the street the developer may choose to add recessed parking along the site’s frontage to ensure that parking will be allowed on their side of the street in the future. These items will be reviewed during the TOD review process.

According to the *South End Transit Station Area Plan* (adopted in June 2005) Winnifred Street along this property frontage is classified as a “street with adequate width.” This means that the existing width will accommodate two-way traffic and parallel parking on both sides of the street. Therefore, the TOD setback will be measured from the back of the existing curbline. All existing site driveways will be subject to current driveways regulations including possible relocation and/or closure with the redevelopment of the site. These items will be reviewed during the TOD review process.

CATS. CATS had no comments regarding this petition.

Connectivity. Connectivity will be addressed during the permitting process.

Storm Water. Comments are attached.

School Information. CMS had no comments regarding this petition.

Outstanding Issues

Land Use. The proposed rezoning is consistent with the *South End Transit Station Area Plan*, and is appropriate.

Site plan. No site plan is associated with this request.