

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 12

Property Owner: McRee Limited Family Partnership, Citiline, LLC, Liles Limited 1, LLC, and City of Charlotte

Petitioner: Charlotte – Mecklenburg Planning Commission

Location: Approximately 2.68 acres located on the southwest corner of South Boulevard and Remount Road.

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

Summary

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

Consistency and Conclusion

This request is consistent with the *General Development Policies*, *Central District Plan*, and the draft *New Bern Transit Station Area Plan* and therefore, considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned B-2, I-2, and TOD-M and are occupied by business and industrial uses.

Rezoning History in Area

A property to the south was rezoned to TOD-M under petition 2005-91 and a property to the west was rezoned to TOD-M under petition 2006-12.

Public Plans and Policies

The General Development Policies (adopted 2003). These policies recommend the establishment of transit supportive development within a ½ mile walk of a rapid transit station. This site is located within ¼ mile of a future south corridor rail station.

The Draft New Bern Transit Station Area Plan. This Plan will provide land use recommendations for those properties within the Plan boundaries. The subject property is recommended in the draft plan as appropriate for mixed transit supportive development. Until such time this Plan is adopted, the *General Development Policies* provide guidance for development at and around this station area.

The Central District Plan (adopted 1993). This Plan recommends mixed use development at this location. Until adoption of the *New Bern Transit Station Area Plan*, the *General Development Policies* supersedes the *Central District Plan* and provides guidance for development at and around this station area.

Proposed Request Details

This request would 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 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 site's proximity to the New Bern Street 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.

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 flooding and erosion.

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*, *Central District Plan*, and the *draft New Bern Transit Station Area Plan*.

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