

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 14

Property Owner: Southend Investment Properties, LLC

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 0.65 acres located on the west side of South Boulevard between East Park Avenue and East Kingston Avenue.

Request: B-1, neighborhood business 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 *South End Transit Station Area Plan*, which recommends transit oriented development at this location and is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned B-1, B-2, MUDD, and NS and are occupied by retail and office uses.

Rezoning History in Area

The property to the south was rezoned to MUDD under petition 2000-111 to allow a mixed-use development.

Public Plans and Policies

The South End Transit Station Area Plan (adopted 2005). This plan recommends mixed-use transit oriented development on this site.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in both the B-1 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 Rensselaer 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 did not comment on this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that downstream complaints consist of flooding and blockage and that no additional requirements are needed at this time.

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 oriented development on this site.

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