

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 -056

Property Owner: Exchange at # 1, LLC

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 46.78 acres located between England Street and South Boulevard north of Sweden Road.

Center, Corridor or Wedge: Corridor

Request: B-D, business distributive, B-D(CD), business distributive conditional district, and I-1, light industrial to TOD-M, transit oriented development mixed use

Summary

This request would allow transit supportive development along the South Corridor rail line.

Consistency and Conclusion

This request is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *Arrowood Transit Station Area Plan* recommendations and therefore, is appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned TOD-M, I-2, BP, I-1, and B-1SCD and are occupied by a CATS park and ride lot and industrial and business uses.

Rezoning History in Area

A property to the north was rezoned to TOD-M under petition 2004-102.

Public Plans and Policies

General Development Policies – Transit Station Area Principles (adopted 2001). The policies recommend the establishment of transit supportive development within a ½ mile walk of a rapid transit station. This site is adjacent to a future South Corridor light rail station.

Arrowood Transit Station Area Plan draft. After this draft is finalized, planning staff will hold a community meeting to review the draft plan recommendations. Staff will initiate the plan approval process after the community meeting. This site is recommended in the draft plan as appropriate for residential transit supportive development.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in both the B-D and TOD-M zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. The petitioner's traffic consultant has contacted CDOT concerning his preparation of a traffic study. Additional CDOT comments are attached.

CATS. CATS had no comments regarding this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that onsite and downstream complaints consist of blockage. This site drains to a stream listed as impaired by the North Carolina Division of Water Quality.

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 – Transit Station Area Principles* and the draft *Arrowood Transit Station Area Plan* recommendations.

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