

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 073

Property Owner: Jupiter Group LLC

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 1.60 acres located on the northwest corner of Camden Road and West Boulevard.

Center, Corridor or Wedge: Corridor

Request: B-1, neighborhood business to TOD-M, transit oriented development mixed-use

Summary

This request would allow transit supportive development within ¼ mile from a light rail station.

Consistency and Conclusion

This request is consistent with the *South End Transit Station Area Plan*, which recommends transit supportive development at this location. Therefore, this request is recommended for approval.

Existing Zoning and Land Use

The surrounding properties are zoned B-1, TOD-M, and UMUD and are occupied business uses and mixed-use development.

Rezoning History in Area

The adjacent property to the west was rezoned to TOD-M under petition 2006-102.

Public Plans and Policies

South End Transit Station Area Plan (adopted 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 II rezonings. The Planning Commission has authorized filing this rezoning application in the Planning Commission's name in order to facilitate continuing area development.

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 site's proximity to the East 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.

CATS. CATS notes that a future bus stop with shelters will be located on a portion of this site.

Connectivity. Connectivity is not an issue.

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

School Information. The school planning staff did not comment on this petition.

Outstanding Issues

Land Use. This request is consistent with the *South End Transit Station Area Plan*, which recommends transit supportive development at this location.

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