

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 005

Property Owner: The Boulevard at 1447 South Tryon Street LLC

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 0.23 acres located on the southeast corner of Camden Road, South Tryon Street and West Summit Avenue.

Center, Corridor, or Wedge: Corridor

Request: MUDD(CD), mixed-use development district, conditional to TOD-M, transit oriented development mixed-use

Summary

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

Consistency and Conclusion

This request is consistent with the *South End Transit Station Area Plan*, which recommends transit oriented development at this location and therefore, is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned TOD-M, MUDD (CD), MUDD, and I-2 and are occupied by mixed-use developments and commercial uses.

Rezoning History in Area

The property to the south was rezoned to TOD-M, and will be used as the Trolley Museum, under petition 2006-150.

Public Plans and Policies

South End Transit Station Area Plan (adopted 2005). This plan recommends Mixed-Use Transit Supportive Development on the subject parcel, which is located within ¼ mile of a transit station. The plan's implementation element calls for rezoning this property 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.

Proposed Request Details

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

Public Infrastructure

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

CATS. CATS had no comment regarding this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that downstream complaints consist of erosion and blockage. This site drains to a stream listed as impaired by the North Carolina Division of Water Quality. No additional requirements are needed at this time.

School Information. The school planning staff did not have comments on this request.

Outstanding Issues

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

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