



Rezoning Petition 2009 - 060
PRE-HEARING STAFF ANALYSIS
September 21, 2009

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: TOD-M, transit oriented development, mixed-use
LOCATION	Approximately 0.10 acres located on the west side of Old Pineville Road south of Bourbon Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone 0.10 acres from I-2 to TOD-M to allow mixed use, transit oriented development within ¼ mile of the LYNX Blue Line.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Tyvola & Archdale Transit Station Area Plan</i> .
Property Owner	J & J Properties of Charlotte
Petitioner	Charlotte-Mecklenburg Planning Commission
Agent/Representative	None
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
The subject site is developed with an existing commercial use. The surrounding properties are zoned I-2, R-22MF, and B-2 and developed with residential and industrial uses.
 - **Rezoning History in Area**
There have been no recent rezonings in the immediate area.
 - **Public Plans and Policies**
 - The *Tyvola & Archdale Transit Station Area Plan* (2008) recommends transit supportive development on the subject parcel.
 - This petition is consistent with the *Tyvola & Archdale Transit Station Area Plan*.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 10 trips per day.
Proposed Zoning: 20 trips per day.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Facilitates the use of alternative modes of transportation by allowing for more intense, transit support use within ¼ mile of a transit station.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Utilities Review
- LUESA Review
- Storm Water Review

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