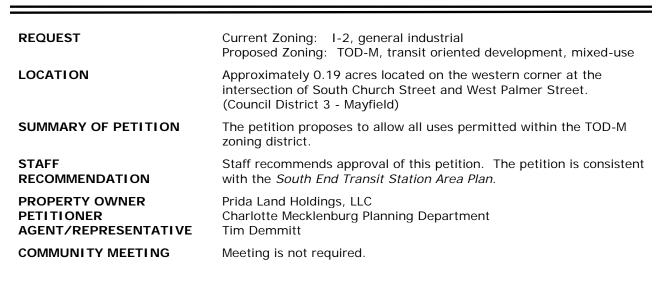
**Rezoning Petition 2013-076** 

### PRE-HEARING STAFF ANALYSIS September 16, 2013



# 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 currently occupied by an office/warehouse building. North and east of the property are parcels zoned I-2 and containing surface parking, office, and warehouse uses. An office building and a multi-family development are located south and west of the subject site. These parcels are zoned TOD-M and TOD-MO.
- **Rezoning History in Area** There have been numerous rezonings in this area to accommodate various transit oriented developments.
- Public Plans and Policies
  - The South End Transit Station Area Plan (2005) recommends mixed use transit supportive development for the property. The site is located within the ½ mile walk distance from the Carson Boulevard transit station.
  - The petition is consistent with the South End Transit Station Area Plan.

**DEPARTMENT COMMENTS** (see full department reports online)

- Charlotte Area Transit System: No comments received.
- Charlotte Department of Neighborhood & Business Services: No comments received.
- Transportation: No issues.
  - Vehicle Trip Generation: The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
  - **Connectivity:** No issues.
- Charlotte Fire Department: No comments received.
- Charlotte-Mecklenburg Schools: No comments received.



- Charlotte-Mecklenburg Storm Water Services: No issues.
- Charlotte-Mecklenburg Utilities: No issues.
- Engineering and Property Management: No issues.
- Mecklenburg County Land Use and Environmental Services Agency: No issues.
- Mecklenburg County Parks and Recreation Department: No comments received.

### ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- Site Design:
  - There is no site plan associated with this conventional rezoning request.

# OUTSTANDING ISSUES

No issues.

### Attachments Online at www.rezoning.org

- Application
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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