

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2005 - 155

Property Owner: Kale-Index Inc.

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 1.03 acres located south of Doggett Street and west of Hawkins Street.

Request: I-2, general industrial to TOD-M, transit oriented development mixed use.

Summary

This request would allow transit supportive development in the transit corridor.

Consistency and Conclusion

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

Existing Zoning and Land Use

The surrounding properties are zoned a combination I-2, MUDD, and UMUD and are occupied by industrial uses and mixed use development.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

The South End Transit Station Area Plan (adopted 2005). This plan recommends that this site develop with mixed use transit supportive development. The plan's implementation element calls for rezoning to TOD-M as part of Group III rezonings.

Central District Plan (adopted 1993). This plan shows this site as industrial. The South End Transit Station Area Plan supersedes this plan.

Proposed Request Details

This request would allow transit supportive development along the rail corridor and with ½ mile of a proposed station.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that because of the wide range of land uses allowed in both the existing I-2 and proposed TOD-M zoning districts, no reasonable estimate of trip generation can be made. Given the size of the site, its proximity to transit, 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. 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 no additional requirements are needed at this time.

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

Outstanding Issues

Land Use. This petition is consistent with The South End Transit Area Plan which recommends transit supportive development at this location and, therefore is appropriate for approval from a land use standpoint.

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