

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 038

Property Owner: Jerry and Alma Philemon and Earl and Michelle Chronister

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 1.54 acres located on the east side of Hawkins Street between West Tremont Avenue and Rampart Street.

Center, Corridor, or Wedge: Corridor

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

Summary

This request would allow transit oriented development along the south rail line within ½ mile of the East/West Station.

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 I-2, MUDD-O, and TOD-M and are occupied by industrial uses and mixed use development.

Rezoning History in Area

The property to the south was rezoned to TOD-M under petition 2007-83 to allow transit oriented development.

Public Plans and Policies

South End Transit Station Area Plan (adopted 2005). This plan recommends Mixed Use Transit Supportive Development on the subject parcel. The plan's implementation element calls for rezoning this property to TOD-M as part of Group II rezonings. Planning Commission has authorized filing this rezoning application in the Planning Commission's name in order to facilitate redevelopment of properties along the south rail line.

Proposed Request Details

This request would allow transit oriented development along the south rail line within ½ mile of the East/West Station.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in I-2 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 request.

CATS. CATS notes that any encroachment into the rail right-of-way will require an encroachment agreement.

Connectivity. Connectivity is not an issue.

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

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

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 petition.