

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-045

Property Owner: The Boulevard at 1447 South Tryon Street LLC

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately .84 acres located on the northeast corner of the intersection of Camden Road, South Tryon Street and West Summit Avenue

Center, Corridor, or Wedge: Corridor

Request: MUDD(CD), mixed-use development district, conditional and I-2, general industrial to TOD-M, transit oriented development, mixed-use development

Summary

This conventional request would allow a high intensity mix of residential, office and retail uses along the south rail line. The proposal would reduce site restrictions imposed by the current MUDD(CD) zoning and allow for increased development at this prime station area location.

The subject property includes an older retail/office structure, and accompanying surface parking. Also included in this petition is a residual strip of land in the actual rail bed currently zoned I-2. The subject property contains a retail/office structure constructed in 1928 with associated surface parking, along with vacant land currently owned by the City and a residual strip of land in the actual rail bed.

History

The current MUDD(CD) zoning (Rezoning Petition 2003-001 approved on June 16, 2003) allows for a mixed-use development that may include residential, retail and office uses, with building height not to exceed 80 feet or four stories. This conditional plan received an administrative approval on August 21, 2007, in order to accommodate notes regarding agreements to purchase properties from the City of Charlotte and make minor changes to the building elevations.

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, NS, MUDD, MUDD-O, and I-2 and are occupied by mixed-use developments and commercial uses.

Rezoning History in Area

There have been several recent rezonings in the immediate area to support transit-oriented, mixed-use development in and around the South End Transit Station Area, as well accommodate the incorporation of the Charlotte Trolley Museum.

Public Plans and Policies

South End Transit Station Area Plan. 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 a high intensity mix of residential, office and retail uses along the south rail line.

Public Infrastructure

Traffic Impact / CDOT Comments. Charlotte Department of Transportation (CDOT) has not submitted comments on this city-sponsored petition.

CATS. Charlotte Area Transit System (CATS) has not submitted comments on this city-sponsored petition.

Connectivity. A site plan is not required as part of this conventional petition, but is anticipated that primary access will be from S. Tryon Street.

Storm Water. Charlotte-Mecklenburg Storm Water Services (SWS) notes downstream complaints consisting of flooding, and that the site drains to a stream listed as impaired by the NC Division of Water Quality. SWS has no further comments.

LUESA. The Mecklenburg County Land Use and Environmental Services Agency (LUESA) has provided comments the possible submission of an asbestos Notification of Demolition and Renovation and a Solid Waste Management Plan.

School Information. Charlotte Mecklenburg Schools (CMS) has not submitted 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 request.