

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 072

Property Owner:	Maha Shiv Inc
Petitioner:	Charlotte-Mecklenburg Planning Commission
Location:	Approximately 1.05 acres located on the west side of South Boulevard between New Bern Street and Greystone Road.
Center, Corridor, or Wedge:	Corridor
Request:	I-1, light industrial to TOD-M, transit oriented development, mixed-use

Summary

This request proposes to rezone 1.05 acres from I-1 to TOD-M to allow transit oriented development along the south rail corridor.

Consistency and Conclusion

This request is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *New Bern Transit Station Area Plan* recommendations and, therefore, appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned I-1, I-2, B-2, MUDD(CD) and TOD-M and are occupied by industrial, commercial and residential property.

Rezoning History in Area

The property to the north was rezoned MUDD(CD) under petition 2000-021 for a mixed-use project consisting of 90 residential units and 26,550 square feet of office/retail space. The property to the northwest across the rail line was rezoned TOD-M by right under petition 2005-117.

Public Plans and Policies

General Development Policies – Transit Station Area Principles (adopted 2001). These policies recommend transit supportive development within a ½ mile walk of a rapid transit station. The subject property is along the South Corridor light rail line, within ½ mile of the New Bern station.

New Bern Transit Station Area Plan (draft form). The plan was reviewed at two community meetings, with appropriate revisions made. Planning Committee has heard public comments and voted to recommend approval of the plan. The plan is awaiting review by City Council. The subject property is recommended in the draft plan as appropriate for transit oriented development.

Central District Plan (adopted 1993). This plan shows the subject property as appropriate for light industrial use. Until adoption of the *New Bern Transit Station Area Plan*, the *Central District Plan* provides adopted land use policy for this site.

Proposed Request Details

This request proposes to rezone 1.05 acres from I-1 to TOD-M to allow transit oriented development along the south rail corridor.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT has no transportation issues with this request. Additional CDOT comments are attached.

CATS. CATS staff did not comment on this request.

Connectivity. Connectivity is not an issue.

Storm Water. Downstream complaints consist of flooding, erosion and blockage. This site is located within the pending Glassy Creek Storm Drainage Improvement Project and drains to a stream listed as impaired by the NC Division of Water Quality.

School Information. The school planning staff did not comment on this request.

Outstanding Issues

Land Use. This request is consistent with the *General Development Policies – Transit Station Area Principles* and draft *New Bern Transit Station Area Plan* recommendations.

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