

<b>REQUEST</b>	Current Zoning: I-2, general industrial Proposed Zoning: TOD-M(CD), transit oriented development, mixed use, conditional
<b>LOCATION</b>	Approximately 1.84 acres located on the west side of Youngblood Street between Remount Road and Fairwood Avenue.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone the subject property to allow the construction of a 40,000 square foot building with uses allowed by right in the TOD-M district.
<b>Property Owner Petitioner Agent/Representative</b>	Charlotte Housing Authority Charlotte Housing Authority Frank Narron
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 4-1 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. The comments provided by CDOT in the memorandum dated September 11, 2009, as related to the dedication of right-of-way for the proposed street, have been addressed.</li> <li>2. The information provided in the Development Summary has been corrected, including Tax Parcel ID 147-011-01 (reference as a portion of); references to Parcels 1 and 3 as they are not part of this petition; total site area; and proposed zoning (omit I-2).</li> <li>3. Development Standards Notes #6 and #7 have been modified to accurately reflect the requests identified in CDOT's memorandum regarding dedication of right-of-way.</li> <li>4. "Prop. Local Residential Street" shown on site plan for proposed street has been changed to "Proposed Street".</li> </ol>
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<b>VOTE</b>	Motion/Second: Simmons/Allen
	Yeas: Allen, Rosenburgh, Simmons and Zoutewelle
	Nays: Randolph
	Absent: Dodson and Griffith
	Recused: None

<b>ZONING COMMITTEE DISCUSSION</b>	<p>Planning staff described the proposal and identified the land uses and zoning districts of the surrounding properties. Staff stated that all outstanding items as noted on the meeting agenda had been addressed. Staff noted that the portion of the consistency motion indicating that the request was inconsistent with the <i>New Bern Transit Station Area Plan</i> was incorrect. The City Attorney's Office indicated that the new notes on the site plan addressing right-of-way for the new street satisfied the staff concerns. As such, the overall request was consistent with the plan.</p>
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Staff reviewed the alignment of the proposed road. There was discussion and questions posed by commission members regarding the alignment itself, impacts of the alignment on property owners and the surrounding network, potential safety issues, and if this proposed right-of-way supported the pedestrian environment that is typically encouraged in transit station areas. CDOT staff stated that impacts from redevelopment would warrant further review, and if safety were to become an issue vehicular turn movements would be assessed. In addition, CDOT noted that the alignment as currently proposed was determined to be the best alternative in an effort to secure right-of-way to create a network in light of anticipated development/redevelopment.

Commissioner Randolph made a substitute motion to exclude the right-of-way. There was no second and the motion failed.

**STATEMENT OF CONSISTENCY**

This petition is found to be consistent with the *New Bern Transit Station Area Plan* and to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Griffith).

**MINORITY OPINION**

A minority of the Zoning Committee was in disagreement with the alignment of the proposed right-of-way.

**STAFF OPINION**

Staff agrees with the recommendation of the majority of the Zoning Committee.

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**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allow uses by right in the TOD-M district, and accessory uses that are incidental and related to the other uses on site.
- Construction of a 40,000 square foot building containing up to three stories.
- Construction of a parking lot with 115 spaces.
- Right-of-way reservation or dedication of one-half of a street stub connection to accommodate the future extension of Poindexter Drive from Youngblood Street to South Tryon, as identified in the *New Bern Transit Station Area Plan*.

• **Public Plans and Policies**

This petition is consistent with the *New Bern Transit Station Area Plan*.

• **STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the majority of the Zoning Committee.
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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No comments received.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Schools:** No issues.
- **Park and Recreation:** No issues.

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

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** No issues.
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**OUTSTANDING ISSUES**

- There are no outstanding issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Park and Recreation Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

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