

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: TOD-M(CD), transit oriented development, mixed use, conditional
LOCATION	Approximately 1.84 acres located on the west side of Youngblood Street between Remount Road and Fairwood Avenue.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone the subject property to allow the construction of a 40,000 square building with uses allowed by right in the TOD-M district.
STAFF RECOMMENDATION	Staff does not support this petition in its current form. The site plan presently indicates a stub connection with only one-half of the right-of-way required for the future extension of Poindexter Drive. In order for staff to support this request, the petitioner needs to provide the entire right-of-way width required and construct this street for the portion of the site where this is feasible. The petitioner also needs to address other outstanding issues. This petition is consistent with the land use section of the <i>New Bern Station Area Plan</i> but is inconsistent with the transportation section.
Property Owner	Charlotte Housing Authority
Petitioner	Charlotte Housing Authority
Agent/Representative	Frank Narron
Community Meeting	Meeting is required and has been held. Report available online.

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*.
- **Existing Zoning and Land Use**
The site is currently developed with a parking lot for the Charlotte Housing Authority offices that are located on the adjacent lot. The site is surrounded by a mix of office, industrial, multi-family, and commercial uses on properties zoned TOD-M, I-1, I-2, B-1, and R-22MF.
- **Rezoning History in Area**
There have been eight recent rezoning petitions in the immediate area to allow for transit supported development along the LYNX Blue Line.
- **Public Plans and Policies**
 - The *New Bern Transit Station Area Plan* (2008) recommends mixed use transit supportive development for this property. The plan also calls for a further extension of Poindexter Drive from Youngblood Street to South Tryon Street. The site plan accompanying this petition provides only one-half of the right-of-way required to accommodate the aforementioned extension.
 - This petition is consistent with the land use portion of the *New Bern Transit Station Area Plan* but is not consistent with the transportation recommendation for a street connection.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
With the variety of uses allowed in TOD-M(CD) zoning categories, a wide range of trip generation is possible for both the existing and proposed zoning classifications. Given the size of the site and the existing zoning there should only be minor impacts to the transportation system resulting from this rezoning petition.
- **CDOT:** In order to ensure the construction of the entire proposed street, CDOT requests that a note be added to the site plan stating that the petitioner will dedicate and construct the entirety of the proposed street depicted on the site plan, to be completed with the construction of the proposed building. Per the *New Bern Transit Station Area Plan*, this proposed street is to have a 35-foot back-of-curb width and eight-foot sidewalks behind eight-foot planting strips with a 16-foot setback. In addition, CDOT requests that the petitioner agree to dedicate the right-of-way for the rear portion of the proposed local street.
- **Charlotte Fire Department:** No comments received.
- **CATS:** No issues.
- **Connectivity:** See issue under “CDOT”.
- **Schools:** CMS does not comment on TOD rezonings because of the wide range of uses permitted.
- **Park and Recreation:** No issues.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
- **LUESA:** No issues.
- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Facilitates the use of alternative modes of transportation by allowing for more intense, transit supportive uses within ½ mile of a transit station.
 - Minimizes impacts to the natural environment by building on an infill lot.

OUTSTANDING ISSUES

- The petitioner should:
 1. Address comments provided by CDOT in the memorandum dated September 11, 2009, as related to the dedication of right-of-way for the proposed street.
 2. Correct the information provided in the Development Summary, 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).
 3. Ensure that Development Standards Notes #6 and #7 accurately reflect the requests identified in CDOT’s memorandum regarding dedication of right-of-way.
 4. Amend “Prop. Local Residential Street” shown on site plan for proposed street to “Proposed Street”.

Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Park and Recreation Review
- Site Plan
- Storm Water Review