

REQUEST	Current Zoning: TOD-MO, transit oriented development-mixed use, optional and I-2, general industrial Proposed Zoning: TOD-M, transit oriented development-mixed use
LOCATION	Approximately 1.707 acres located west of the intersection of Griffith Street and Poindexter Drive near South Boulevard.
SUMMARY OF PETITION	This conventional petition proposes to rezone property to accommodate all uses allowed in the TOD-M district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Community Bank/City of Charlotte Woodfield Investments, LLC, Chad M. Hagler Desiree B. MacSorley, Design Resource Group, PA
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>New Bern Transit Station Area Plan</i> and to be reasonable and in the public interest by a unanimous vote of the Zoning Committee (motion by Commissioner Zoutewelle seconded by Commissioner Fallon).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Griffith/Zoutewelle Yeas: Allen, Fallon, Griffith, Johnson, Phipps and Zoutewelle Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented this conventional rezoning petition to the Zoning Committee. There was no discussion of this request.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - The rezoning site is part of a larger 8.55-acre parcel rezoned in 2006 (petition 2006-012) from I-2 to TOD-M to allow transit supportive development along the LYNX Blue Line.
 - The property was then rezoned under petition 2008-101 to TOD-M(O) to allow for increased building heights.
 - The proposed conventional rezoning would eliminate the increased height allowance and other conditions in place under the 2008 rezoning, and allow for this site to be developed by right under TOD standards.

- **Proposed Request Details**
 - This is a conventional request with no associated site plan.
 - **Public Plans and Policies**
 - The *New Bern Transit Station Area Plan* (2008) recommends transit supportive development for the property. The petition is consistent with the *New Bern Transit Station Area Plan*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** No issues.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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