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<b>REQUEST</b>	Current Zoning: TOD-MO, transit oriented development-mixed use, optional and I-2, general industrial Proposed Zoning: TOD-M, transit oriented development-mixed use
<b>LOCATION</b>	Approximately 1.707 acres located west of the intersection of Griffith Street and Poindexter Drive near South Boulevard.
<b>SUMMARY OF PETITION</b>	This conventional petition proposes to rezone property to accommodate all uses allowed in the TOD-M district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is consistent with the <i>New Bern Transit Station Area Plan</i> .
<b>PROPERTY OWNER</b>	Community Bank/City of Charlotte
<b>PETITIONER</b>	Woodfield Investments, LLC, Chad M. Hagler
<b>AGENT/REPRESENTATIVE</b>	Desiree B. MacSorley, Design Resource Group, PA
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### **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 rezoning petition with no associated site plan.
  - **Existing Zoning and Land Use**
    - The site is currently undeveloped. The site is surrounded by predominantly office/warehouse/distribution uses and some commercial on properties zoned TOD-M, TOD-MO, MUDD(CD), MUDD-O, I-1, I-2, B-1 and B-2. A multi-family development is located to the northwest on property zoned R-22MF.
  - **Rezoning History in Area**
    - There have been several rezonings to TOD-M in recent years to facilitate transit oriented development in this area.
  - **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*.
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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:** The conventional district allows a variety of uses, therefore, the impact on local schools cannot be determined.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** LUESA indicates that groundwater issues may affect redevelopment of the site. This information has been forwarded to the petitioner.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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**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.

**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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

**Planner:** Claire Lyte-Graham (704) 336-3782