

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: I-2 (TS-O), general industrial, transit supportive overlay, optional
LOCATION	Approximately 1.02 acres located on the southern corner at the intersection of Griffith Street and South Tryon Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes a five-story indoor storage facility with portions of the ground floor occupied with office and/or retail space. Optional provisions are being requested to the streetscape standards and the urban open space requirements of the transit supportive overlay district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Arthur W. Jones MSC Development, LLC Stephen Overcash
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>New Bern Transit Station Area Plan</i> and therefore to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lathrop seconded by Commissioner Nealon).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Modified Note 1.i. by eliminating the specific square footage assigned to each use. 2. Eliminated Note 1.l. and replaced note with: "Parking Ratio: As required by the Ordinance". 3. Modified Note 4.a. as follows: "The majority of the proposed building will be indoor storage. A minimum 3,300 square feet of the ground floor of the building may contain any use shall be developed to contain other non-residential uses allowed within the I-2 TS district. Retail and/or office space associated with the indoor storage facility may count towards this minimum requirement." 4. Modified the building elevations on Sheet RZ1.1 so that the first floor building facades facing the public streets do not contain expanses of blank walls exceeding 20 feet in length. 5. Provided schematic three dimensional building elevations to better illustrate the massing of the building and the recessed areas along the street facades. 6. Eliminated the "Wall Motif Optional" identified on the Tryon Street Elevation. The illustration was a graphic that identified the indoor storage facility and is considered signage.
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VOTE	Motion/Second:	Lathrop/Walker
	Yeas:	Allen, Eschert, Johnson, Labovitz, Lathrop, Nealon, and Walker
	Nays:	None
	Absent:	None
	Recused:	None

ZONING COMMITTEE DISCUSSION

Staff presented the petition to the Zoning Committee and noted the outstanding issues had been addressed.

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

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A maximum 115,000 square foot building predominately occupied by an indoor storage facility along with ground floor office/retail space.
- Additional right-of-way dedication along South Tryon Street measuring 40 feet from the existing centerline.
- Maximum building height of 60 feet and not to exceed five stories.
- Building elevations provided.
- Detached lighting limited to 30 feet in height including the base.
- Optional provisions include:
 - Modify the setback/streetscape requirement along South Tryon Street from a 24-foot setback from the back of future curb to 16 feet with an 8-foot planting strip and an 8-foot sidewalk.
 - Modify the setback/streetscape requirement along Griffith Street from a 22-foot setback from the back of proposed curb to 16 feet with an 8-foot planting strip and an 8-foot sidewalk.
 - Reduce the urban open space requirement by 50 percent. 1,150 square feet is required and 575 square feet is proposed.

- **Public Plans and Policies**

- The *New Bern Transit Station Area Plan* (2008) recommends mixed use transit oriented development for the subject property. The site is within a half mile walking distance of the New Bern Transit Station. This petition provides for a dense urban form of development that is consistent with the adopted plan. While an indoor storage facility is not largely pedestrian oriented, it does serve the intense residential areas nearby; and the proposed rezoning plan does provide for street level office/retail.
 - 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.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **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*.
 - Minimizes impacts to the natural environment by building on an infill lot.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Shad Spencer (704) 353-1132