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<b>REQUEST</b>	Current Zoning: I-2, general industrial Proposed Zoning: I-2 (TS-O), general industrial, transit supportive overlay, optional
<b>LOCATION</b>	Approximately 1.02 acres located on the southern corner at the intersection of Griffith Street and South Tryon Street. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>New Bern Transit Station Area Plan</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Arthur W. Jones MSC Development, LLC Stephen Overcash
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### **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.

- **Existing Zoning and Land Use**

The property is currently occupied with a warehouse facility. The majority of the properties surrounding the subject rezoning are zoned industrial and contain various warehousing and commercial land uses. The site on the northern corner of South Tryon Street and Griffith Street is zoned R-22MF and contains a multi-family development.

- **Rezoning History in Area**

There have been numerous rezonings in this area to allow for transit oriented development, especially east of the subject rezoning closer to the New Bern Station.

- **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.
    - **Vehicle Trip Generation:**  
Current Zoning: 460 trips per day.  
Proposed Zoning: 425 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **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.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Modify Note 1.i. by eliminating the specific square footage assigned to each use.
    2. Eliminate Note 1.i. and replace with: "Parking Ratio: As required by the Ordinance".
    3. Modify 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. Modify 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. Provide schematic three dimensional building elevations to better illustrate the massing of the building and the recessed areas along the street facades.
    6. Eliminate the "Wall Motif Optional" identified on the Tryon Street Elevation. The current illustration is a graphic that identifies the indoor storage facility and is considered signage.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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