
REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development mixed-use)
LOCATION	Approximately 3.06 acres located on the north side of Dunavant Street between South Tryon Street and Hawkins Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses in the TOD-M (transit oriented development – mixed-use) district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>New Bern Transit Station Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	WP Hawkins Holdings, LLC FCD Development, LLC John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The subject property is zoned I-2 (general industrial) and developed with office/warehouse uses. Surrounding properties are zoned R-22MF (multi-family residential), TOD-M (transit oriented development – mixed-use), I-1 (light industrial) and I-2 (general industrial) and developed with multi-family residential, commercial, and a mixture of industrial uses.
 - **Rezoning History in Area**
 - There have been numerous rezonings in the area to accommodate transit supportive uses.
 - **Public Plans and Policies**
 - The *New Bern Transit Station Area Plan* (2008) recommends mixed use transit supportive development for the property.
 - This 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 issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** Petitioner should provide a pedestrian/bicycle connection through the site.
 - **Vehicle Trip Generation:**
Current Zoning: 2,800 trips per day.
Proposed Zoning: A wide range of trip generation is possible for the proposed zoning district.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **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 issues.
 - **Urban Forestry:** No issues.
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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

- Application
- Locator Map
- Charlotte Area Transit System Review
- 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
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326