

REQUEST	Current Zoning: I-2 (general industrial) and TOD-M (transit oriented development - mixed-use) Proposed Zoning: TOD-RO (transit oriented development - residential, optional)
LOCATION	Approximately 1.6 acres located on the northwest corner of South Boulevard and Poindexter Drive. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to redevelop an existing commercial building and truck parking lot with a new development with up to 210 multi-family dwelling units with accessory uses, located within ¼ mile of the LYNX light rail station at New Bern.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Charlotte Bottling, LLC & McRee Family Property-South Blvd, LLC Bainbridge Communities Acquisition I, LLC Jim Guyton/Design Resource Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	<p>The Zoning Committee found this petition to be consistent with the <i>New Bern Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends transit supportive development for this site. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The site is within ¼-mile walk of the New Bern station; and • The request is consistent with the <i>New Bern Transit Station Area Plan</i>; and • Underutilized land will be replaced with new residential units, providing increased density in a transit corridor; and • The development will activate the South Boulevard Rail Trail with ground floor residential uses and storefront-type lobby/leasing and common areas; <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Wiggins seconded by Commissioner Majeed).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The optional building height had been listed as a maximum height of 84 feet and 10 stories. 2. Decorative benches, landscaping, and decorative building elements have been provided along the Poindexter Drive. 3. Hardscape has been added along South Boulevard. 4. A detail has been provided for the ground level units showing entrances and low wall detail. 5. Residential ground level units along South Boulevard have been modified to show and provide individual units. 6. A detail showing active uses, landscaped area, seating area and decorative grill work has been shown along Poindexter Drive. 7. Clear glazing, windows, and club office has been provided for along Poindexter Drive. 8. The building elevations have shown the parking being screened with decorative grills, masonry block, and landscaping. 9. A note has been added that doors and elevations are conceptual. 10. The 24-foot setback has been labeled along South Boulevard.
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	<p>11. A detail has been provided showing the proposed street trees will be in curbed planters.</p> <p>12. The word potential has been removed from the proposed sidewalk connections.</p>
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VOTE	<p>Motion/Second: Wiggins/Eschert</p> <p>Yeas: Dodson, Eschert, Labovitz, Lathrop, Majeed, Sullivan, and Wiggins</p> <p>Nays: None</p> <p>Absent: None</p> <p>Recused: None</p>
ZONING COMMITTEE DISCUSSION	<p>Staff presented this item and noted that all the outstanding issues had been addressed. There was no further discussion of the petition.</p>
STAFF OPINION	<p>Staff agrees with the recommendation of the Zoning Committee.</p>

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:
 - Demolition of an existing single story commercial building (built in 1950) and a surface truck parking lot.
 - Development of a multi-family building with up to 210 residential units.
 - Five residential floors above two levels of podium structured parking with two separate vehicle entrances. The lower parking level is accessed from South Boulevard and the upper level from Poindexter Drive.
 - An optional request to exceed the TOD permitted height plane by ten feet, to allow a maximum height of 84 feet and 10 stories.
 - Existing eight-foot planting strip and eight-foot sidewalk on Poindexter Drive which was installed by the previous owner when it was developed under TOD standards.
 - Existing 12-foot multi-use trail, seven-foot planting strip, decorative rail fence, and pedestrian lights on Rail Trail frontage, installed by the previous owner and by the City’s SCIP (South Corridor Infrastructure) program.
 - New streetscape improvements with recessed on-street parking along South Boulevard as per the adopted streetscape plan.
 - Active ground floor uses (residential units and leasing/club/common areas) along the full length of the Rail Trail and South Boulevard sides of the building and along more than 50% of the Poindexter Drive side.
 - Individual sidewalk connections from the ground floor residential units fronting the Rail Trail.
 - Private fenced yard areas between the residential units and the Rail Trail.
 - Tall floor-to-ceiling heights (17 to 18 feet) at ground floor on South Boulevard elevation to mimic retail uses.
 - Decorative benches, landscaping, and decorative building elements along Poindexter Drive.
 - Clear glazing, windows, and club office along Poindexter Drive.
 - A detail showing active uses, landscaped area, seating area and decorative grill work along Poindexter Drive.
 - A detail showing the proposed street trees will be in curbed planters.

- **Public Plans and Policies**
 - The *New Bern Transit Station Area Plan* (2008) recommends transit supportive - mixed uses for the subject site and surrounding properties. Appropriate uses include office, multi-family residential and retail uses designed to support walkability and transit use.

- **TRANSPORTATION CONSIDERATIONS**
 - Although the wide variety of uses allowed under this proposed zoning district makes it difficult to predict the trip generation for the site, CDOT supports intense development in close proximity to rail transit stations. Pedestrian and bicycle access to this and to the light rail station are provided via continuous connectivity along the rail trail. The primary transportation goal for this site is to implement the area plan recommendations. This site achieves this goal by

constructing the on-street parking, bike lane, planting strip and sidewalk along South Boulevard.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Charlotte Fire Department:** No comments received.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Transportation Review
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte-Mecklenburg Schools Review
 - Engineering and Property Management Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review

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