

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed use)
<b>LOCATION</b>	Approximately 1.33 acres located on the east side of Distribution Street between Remount Road and Dunavant Street. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all transit supportive uses per TOD-M (transit oriented development – mixed use) zoning for a 1.33 acre site that is within a 1/2 mile walk of the New Bern Transit Station on the LYNX Blue Line.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Vinson Enterprises Inc. Glen Nocik Brian Dey
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>New Bern Transit Station Area Plan</i> recommendation for mixed use transit supportive development</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The subject site is within a 1/2 mile walk of the New Bern Transit Station on the LYNX Blue Line.</li> <li>• The proposal allows for all uses in the TOD-M (transit oriented development – mixed use) district which includes office, residential, retail, and civic uses.</li> <li>• Use of conventional TOD-M (transit oriented development – mixed use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development for this small site and a conditional rezoning is not necessary.</li> <li>• TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.</li> <li>• The proposed change will support the transition of the area from an industrial district to a walkable transit supportive district.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Proposed Request Details**
  - This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-M zoning district. Uses allowed in the TOD-M district include office, residential, retail, eating/drinking/entertainment establishments and civic.
- **Existing Zoning and Land Use**
  - The subject properties are currently developed with industrial warehouse buildings.
  - The surrounding properties are zoned I-2 (general industrial) and TOD-M (transit oriented development – mixed use) and are developed with office, retail, warehouse, restaurant and entertainment uses.
  - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
  - Since the construction of the LYNX Blue Line and the New Bern light rail station, there have been a number of rezonings to conventional TOD-M (transit oriented development – mixed use) and TOD-MO (transit oriented development – mixed use, optional), in the area surrounding this site and in the New Bern Station Area. These rezonings have supported the transition of the area from an industrial district to a walkable transit supportive district.
- **Public Plans and Policies**
  - The *New Bern Transit Station Area Plan* (2008) recommends mixed use transit supportive uses

for the subject site and surrounding properties.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along a local street within a transit station area. During permitting, CDOT will look to implement the Distribution Street cross section envisioned by the area plan.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 110 trips per day (based on 30,792 square feet of warehouse uses).
    - Entitlement: 110 trips per day (based on 30,792 square feet of warehouse uses).
  - Proposed Zoning: Allows for a wide variety of uses.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Neighborhood & Business Services:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - **Charlotte Water:** In relation to the parcel under review, Charlotte Water has water system availability via an existing eight-inch water distribution main located along Distribution Street and sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Distribution Street.
  - **Engineering and Property Management:**
    - **Arborist:** No trees can be planted in the right of way of Distribution St. without permission of the City Arborist's office.
    - **Erosion Control:** No issues.
    - **Land Development:** No issues.
    - **Storm Water Services:** No issues.
    - **Urban Forestry:** Site must comply with the Tree Ordinance.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte Fire Department Review
  - Charlotte Water
  - Engineering and Property Management Review
    - City Arborist Review
    - Erosion Control
    - Land Development
    - Storm Water Services
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Solomon Fortune (704) 336-8326