

REQUEST Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-M (transit oriented development – mixed-use)

LOCATION Approximately 0.39 acres located along Griffith Street between New Bern Street and Fairwood Avenue and west of South Boulevard.
(Council District 3 - Mayfield)

SUMMARY OF PETITION The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed use) zoning for an existing warehouse building on a 0.39-acre site that is located within a quarter mile walk of the New Bern Transit Station on the LYNX Blue Line. Uses allowed in the TOD-M (transit oriented development – mixed use) district include office, residential, retail, and civic uses.

PROPERTY OWNER Berry B Bean
PETITIONER Griffbrew Investments, LLC
AGENT/REPRESENTATIVE None

COMMUNITY MEETING Meeting is not required.

STATEMENT OF CONSISTENCY

- The Zoning Committee found this petition to be consistent with the *New Bern Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends transit supportive uses for the subject site.
 - 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:
 - The subject site is within a quarter mile walk of the New Bern Transit Station on the LYNX Blue Line; and
 - The proposal allows a site previously used for industrial/office to convert to transit supportive land uses; and
 - 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, and a conditional rezoning is not necessary; and
 - TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening;

By a 6-0 vote of the Zoning Committee (motion by Spencer seconded by Watkins).

ZONING COMMITTEE ACTION The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

VOTE

Motion/Second: Spencer / Fryday
Yeas: Fryday, Lathrop, McClung, Spencer, Watkins, and Wiggins
Nays: None
Absent: Majeed
Recused: None

ZONING COMMITTEE DISCUSSION Staff reviewed the petition and noted that this was a conventional request. Staff noted that this petition is consistent with the *New Bern Transit Station Area Plan*. There was no further discussion of this petition.

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**

- This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-M (transit oriented development – mixed-use) zoning district. Uses allowed in the TOD-M district include office, residential, retail, and civic uses.

• Public Plans and Policies

- The *New Bern Transit Station Area Plan* (2008) recommends transit supportive uses for the subject site.

• TRANSPORTATION CONSIDERATIONS

- The site is located on a local street identified by the *New Bern Transit Station Area Plan* to have “Local Residential Wide” cross-section with on-street parking. Charlotte Department of Transportation is working with the petitioner to determine the future curbline during the permitting process. CDOT will seek to add a public pedestrian connection between the building and the rail trail to provide access for patrons.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 30 trips per day (based on 7,520 square feet of warehouse uses).
 - Entitlement: 30 trips per day (based on 7,520 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.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Fire Department:** No on-street parking along roads that are less than 26 feet clear width.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - **Charlotte Water:** The site has water system availability for the rezoning boundary via existing 12-inch and six-inch water mains located along Griffith Street and sewer via an existing eight-inch gravity sewer main located along Griffith Street.
 - **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **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

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - 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

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