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.
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.
• 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