

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
<b>LOCATION</b>	Approximately 0.39 acres located along Griffith Street between New Bern Street and Fairwood Avenue and west of South Boulevard. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Berry B Bean Griffbrew Investments, LLC None
<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 quarter mile walk of the New Bern Transit Station on the LYNX Blue Line.</li> <li>• The proposal allows a site previously used for industrial/office to convert to transit supportive land 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, 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> </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 (transit oriented development – mixed-use) zoning district. Uses allowed in the TOD-M district include office, residential, retail, and civic uses.
- **Existing Zoning and Land Use**
  - The subject property is currently developed with an industrial/office building and is zoned I-2 (general industrial).
  - The majority of the surrounding properties are zoned I-2 (general industrial) and TOD-M (transit oriented development – mixed-use) and developed with office and industrial uses.
  - The property to the north is zoned TOD-MO (transit oriented development – mixed-use, optional) and developed with an office building.
  - 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 Street 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 where this site is located. These rezonings have supported the transition of the area from a primarily industrial district to a walkable transit supportive district.

- **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 Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

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