Rezoning Petition 2017-082  
Pre-Hearing Staff Analysis  
June 19, 2017

| 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. |

| STAFF RECOMMENDATION | Staff recommends approval of this petition. |
| Plan Consistency | The petition is consistent with the New Bern Transit Station Area Plan recommendation for mixed use transit supportive development. |
| Rationale for Recommendation | • The subject site is within a quarter mile walk of the New Bern Transit Station on the LYNX Blue Line.  
• The proposal allows a site previously used for industrial/office to convert to transit supportive land uses.  
• 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.  
• TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening. |

| 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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