

<b>REQUEST</b>	Current Zoning: I-1 (light industrial) Proposed Zoning: TOD-M (transit oriented development - mixed-use)
<b>LOCATION</b>	Approximately 0.35 acres located on the north side of Remount Road between South Tryon Street and Distribution Street. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to redevelop a site in the South End area to allow all uses in the TOD-M (transit oriented development - mixed-use) district. Uses allowed in the TOD-M (transit oriented development – mixed use) district include residential, office, retail, and civic uses.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	MM&R Investments, LLC MM&R Investments, LLC John Carmichael and Ty Shaffer, Robinson Bradshaw & Hinson, P.A.
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this petition to be consistent with the <i>New Bern Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends transit supportive uses for the subject site.</li> </ul> </li> <li>• 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: <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; and</li> <li>• The proposal allows a site previously used for industrial/office to convert to transit supportive land uses; and</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; and</li> <li>• TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening;</li> </ul> </li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Fryday seconded by Majeed).</p>

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 6-0 to <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: McClung / Sullivan Yeas: Fryday, Majeed, McClung, McMillan, Spencer, and Sullivan Nays: None Absent: None Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this item noting that this petition is consistent with the <i>New Bern Transit Station Area Plan</i> . There was no further discussion of this request.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
**(Pre-Hearing Analysis online at [www.rezoning.org](http://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. This district is established to support a blend of high density residential, high intensity employment/office, civic, entertainment, and institutional uses, as well as a limited amount of retail uses in a pedestrian friendly area.

**• Public Plans and Policies**

- The *New Bern Transit Station Area Plan* recommends transit oriented development for this site.

**• TRANSPORTATION CONSIDERATIONS**

- The site is located on a minor thoroughfare, also designated as signed Bike Route 10, near a signalized intersection with a major thoroughfare. During permitting, CDOT will work with the petitioner to develop appropriate driveway conditions and streetscape improvements to support the goals of the *New Bern Transit Station Area Plan*.
- **Vehicle Trip Generation:**  
Current Zoning:
  - Existing Use: 1,290 trips per day (based on 7,780 square feet of retail).
  - Entitlement: 1,290 trips per day (based on 7,780 square feet of retail).Proposed Zoning: Too many uses to determine trip generation.

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

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Housing and Neighborhood 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 for the rezoning boundary via an existing 16-inch water transmission main located along Remount Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Remount Road.
  - **Engineering and Property Management:**
    - **Arborist:** No issues.
    - **Erosion Control:** No issues.
    - **Land Development:** No issues.
    - **Storm Water Services:** No issues.
    - **Urban Forestry:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
  - Charlotte Area Transit System 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

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