

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development - mixed-use)
LOCATION	Approximately 4.69 acres located on the northwest corner at the intersection of South Boulevard and New Bern Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow redevelopment of the Pepsi Bottling Company plant for transit supportive uses to be developed under conventional TOD-M (transit oriented development – mixed-use) zoning.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Charlotte Bottling, LLC Lennar Multifamily Communities Collin Brown & Bailey Patrick, Jr. / K & L Gates
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<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 transit supportive development.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is immediately adjacent to the New Bern Transit Station on the LYNX Blue Line. • The proposal allows a site previously used for an industrial facility to convert to transit supportive land uses. • Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies all the standards and regulations to create the desired form and intensity of transit supportive development. • A conditional site plan is not necessary to ensure compliance with the area plan land use recommendations or to address site specific issues.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition, which applies all the standards and regulations in the TOD-M (transit oriented development – mixed-use) zoning district.
- **Existing Zoning and Land Use**
 - The subject property is currently developed with a Pepsi Bottling Company plant and is zoned I-2 (general industrial).
 - Many of the surrounding properties are zoned conventional and conditional TOD-M (transit oriented development - mixed-use) and conditional MUDD (mixed use development) and are developed with transit supportive uses.
 - Commercial uses zoned B-2 (general business) are located to the south along South Boulevard, reflecting the existing commercial corridor. To the east of the commercial corridor is the Sedgefield neighborhood, which is primarily single family and zoned with a range of residential districts.
 - West of South Boulevard and the LYNX Blue Line, there remain a number of industrial and warehousing uses zoned I-2 (general industrial).
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Since the construction of the LYNX Blue Line and the light rail station at New Bern Street, there have been a number of rezonings around the station to primarily conventional TOD-M (transit oriented development – mixed-use), as well as conditional and optional MUDD (mixed use

- development), to allow transit supportive development.
- Most recently, the Sedgefield Shopping Center and Apartments have been rezoned to allow transit oriented and urban residential redevelopment under MUDD-O (mixed use development, optional) and UR-2(CD) (urban residential, conditional) zoning.
- **Public Plans and Policies**
 - The *New Bern Transit Station Area Plan* (2008) recommends mixed use transit supportive development.
 - The petition supports the *General Development Policies-Environment* by redeveloping an infill site at a transit station, thereby minimizing further environmental impacts while accommodating growth.

TRANSPORTATION CONSIDERATIONS

- This site is located adjacent to a light rail transit station. Although South Boulevard experiences congestion in this area, CDOT supports intensive transit oriented development adjacent to transit stations. Since this is a conventional rezoning, CDOT will address any site plan issues during the permitting phase of development.
- **Vehicle Trip Generation:** The existing and proposed zoning both allow 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 issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.
- **Urban Forestry:** No issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Transportation Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Urban Forestry Review

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