

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 0.42 acres located on the south side of Griffith Street, east of New Bern Street. (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 a 0.42 acre site that is located in South End and is within a ¼ 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.
PROPERTY OWNER	George & Ruth Barrett Family, LLC
PETITIONER	TwentyNine Fifteen Operations, LLC
AGENT/REPRESENTATIVE	NA
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<p>Staff recommends approval of this conventional petition.</p> <p><u>Plan Consistency</u> The petition is consistent with <i>the 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"> • The subject site is within a 1/2 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.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
 - The subject property is currently developed with an industrial warehouse.
 - The surrounding properties are zoned TOD-M (transit oriented development – mixed-use), and I-2 (general industrial) and are developed with residential, office, retail, warehouse, restaurant and entertainment uses.
 - 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 Transit 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 surrounding this site and in the New Bern Transit Station Area. These rezonings have supported the transition of the area from an 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 and surrounding properties.
- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a local street identified by the *New Bern Transit Station Area Plan* to have a “local residential wide” cross-section with on-street parking. CDOT will work with the petitioner to determine the future curb line during the permitting process.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 30 trips per day (based on 7,050 square feet of warehouse use).
 - Entitlement: 30 trips per day (based on 7,050 square feet of warehouse use).
 - 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:** Charlotte Water has water system infrastructure accessible for the rezoning boundary via existing 12-inch and six-inch water distribution mains located along Griffith Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary 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:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** Development of this site may require submission of an asbestos Notification of Demolition and Renovation to Mecklenburg Air Quality. Groundwater and Wastewater Services records indicate a contamination site(s) exist on or within 1,500 feet of the property.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - 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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