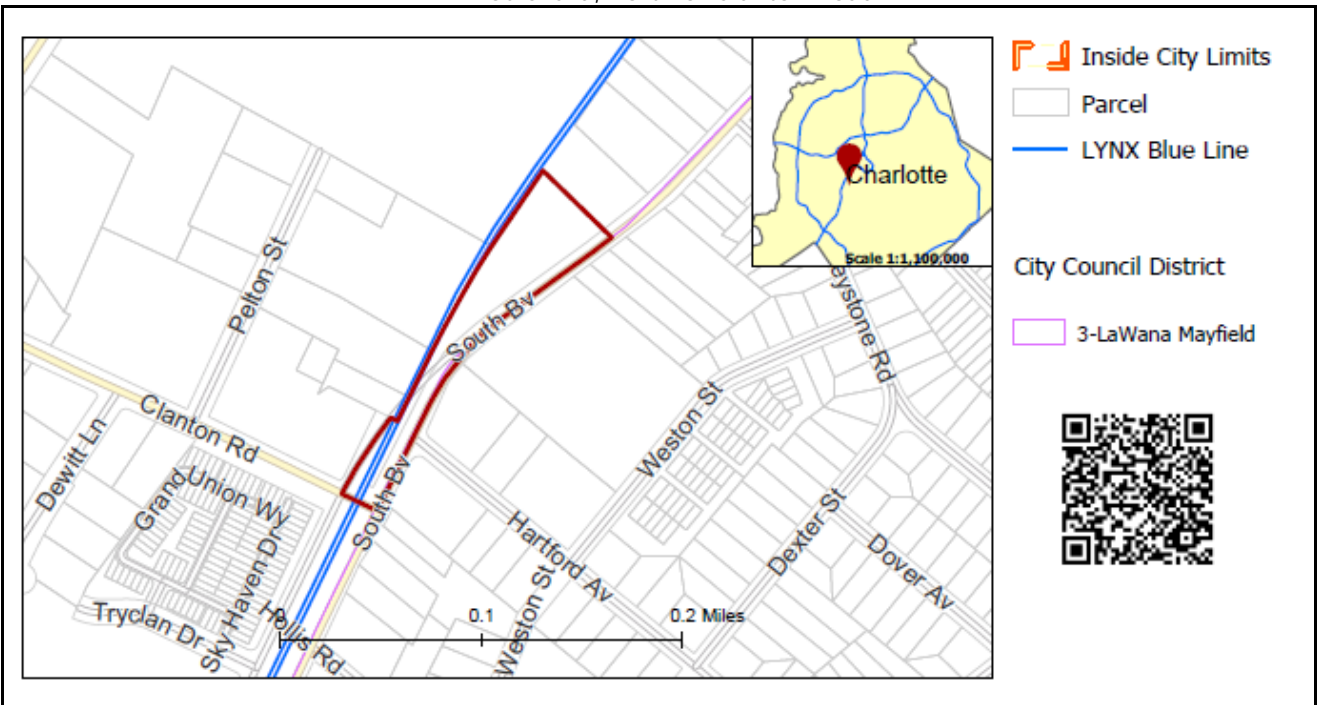


**REQUEST**

Current Zoning: I-1 (light industrial) and I-2 (general industrial)  
Proposed Zoning: TOD-CC (transit oriented development – community center)

**LOCATION**

Approximately 1.74 acres located on the west side of South Boulevard, north of Clanton Road.



**SUMMARY OF PETITION**

The petition proposes to allow all transit supportive uses per TOD-CC (transit oriented development – community center) zoning for a 1.74-acre site that is within a 1/2 mile walk of the New Bern and Scaleybark Transit Station on the LYNX Blue Line.

**PROPERTY OWNER**

The Shuman Company

**PETITIONER**

Investicore, LLC

**AGENT/REPRESENTATIVE**

Kevin Ammons / ColeJenest & Stone

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Scaleybark Transit Station Area Plan* and the *New Bern Transit Station Area Plan* land use recommendations for transit supportive development.

Rationale for Recommendation

- A portion of the subject site is within ½-mile walk of the Scaleybark Station on the LYNX Blue Line.
- A portion of the subject site is within ½-mile walk of the New Bern Station on the LYNX Blue Line.
- The proposal permits a site previously used for office, industrial, and warehouse to convert to transit supportive land uses.

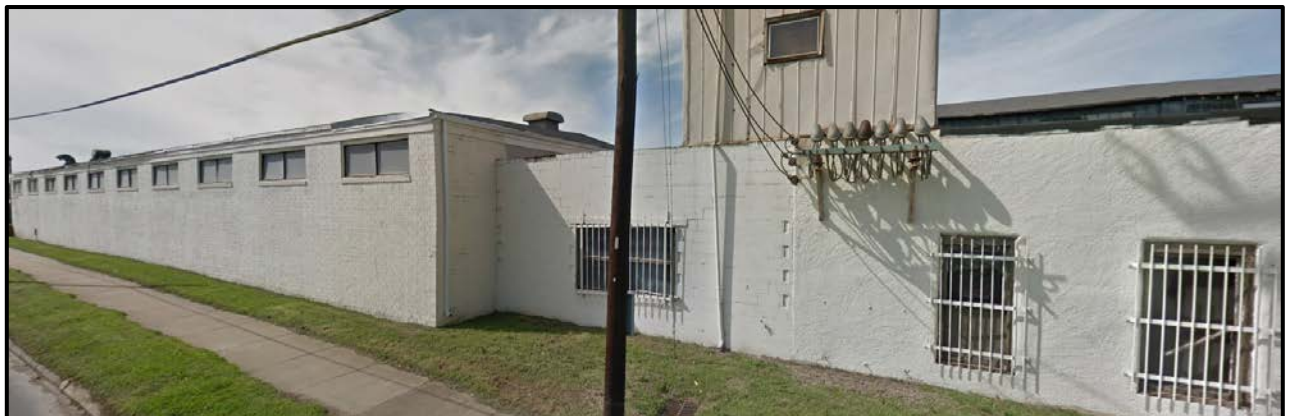
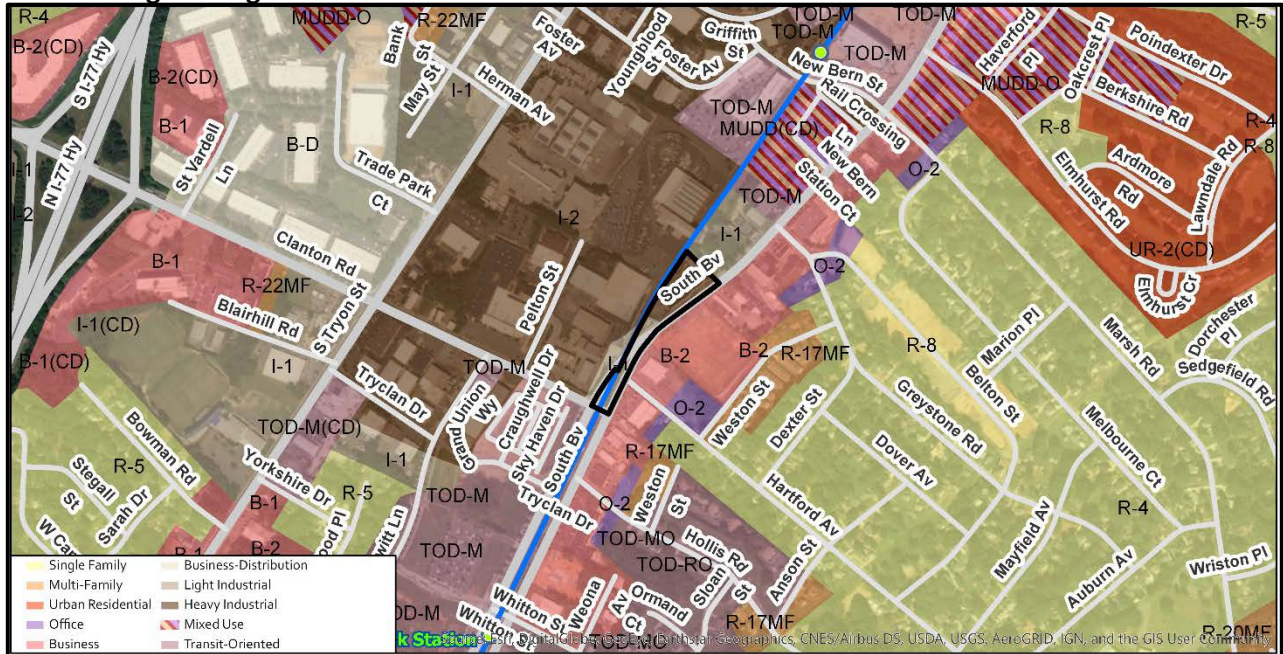
- Use of conventional TOD-CC (transit oriented development – community center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements 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-CC (transit oriented development – community center) zoning district. Uses allowed in the districts include residential, retail, and civic uses.

### • Existing Zoning and Land Use



The subject property is developed with a warehouse use.

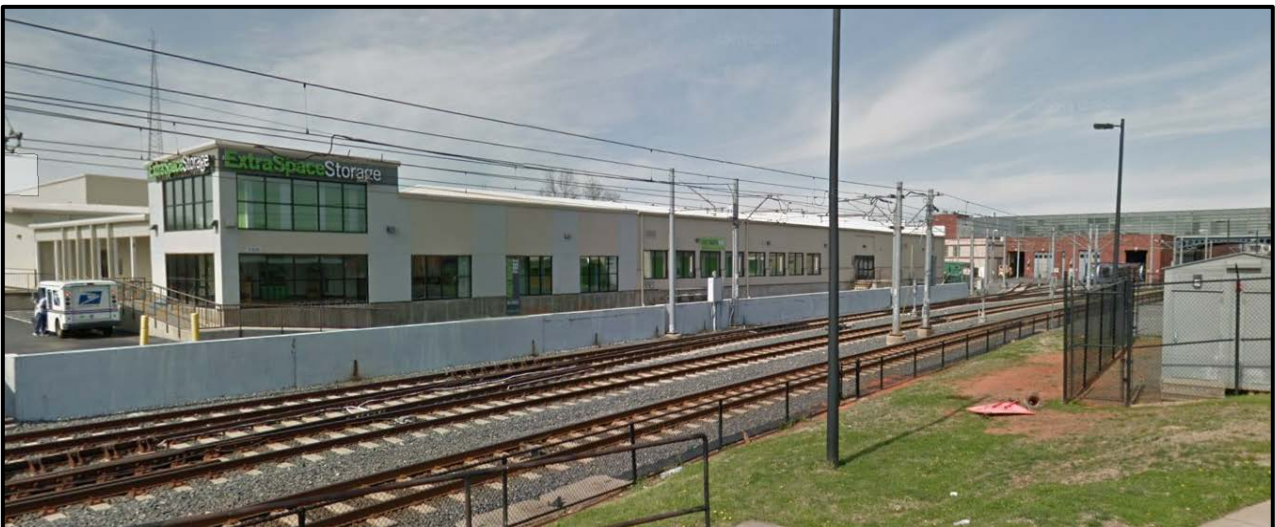




The properties to the south and east along South Boulevard are a mix of vacant land, warehouse, and retail uses.

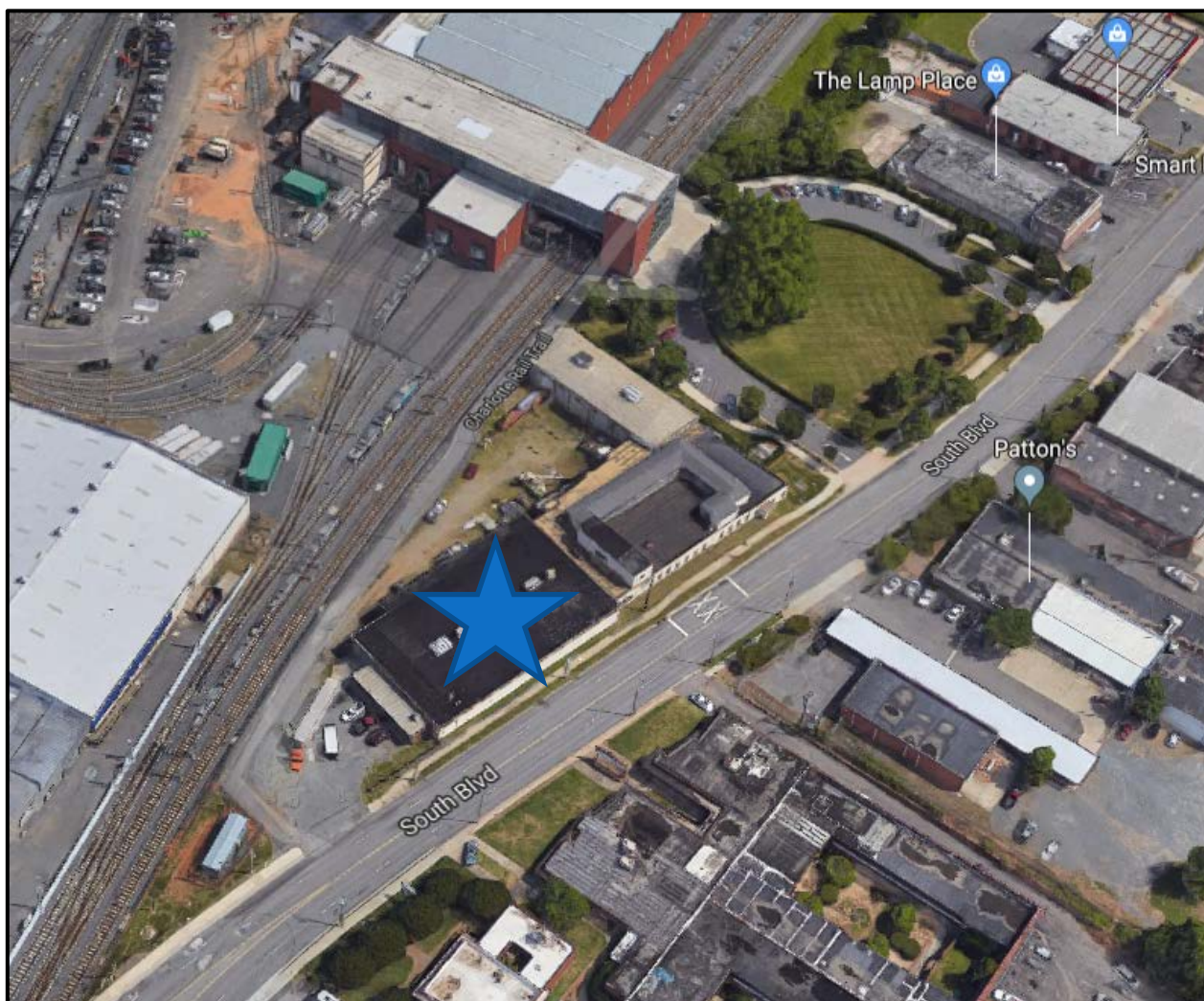


The property to the north and west along South Boulevard is the CATS Light Rail Facility.



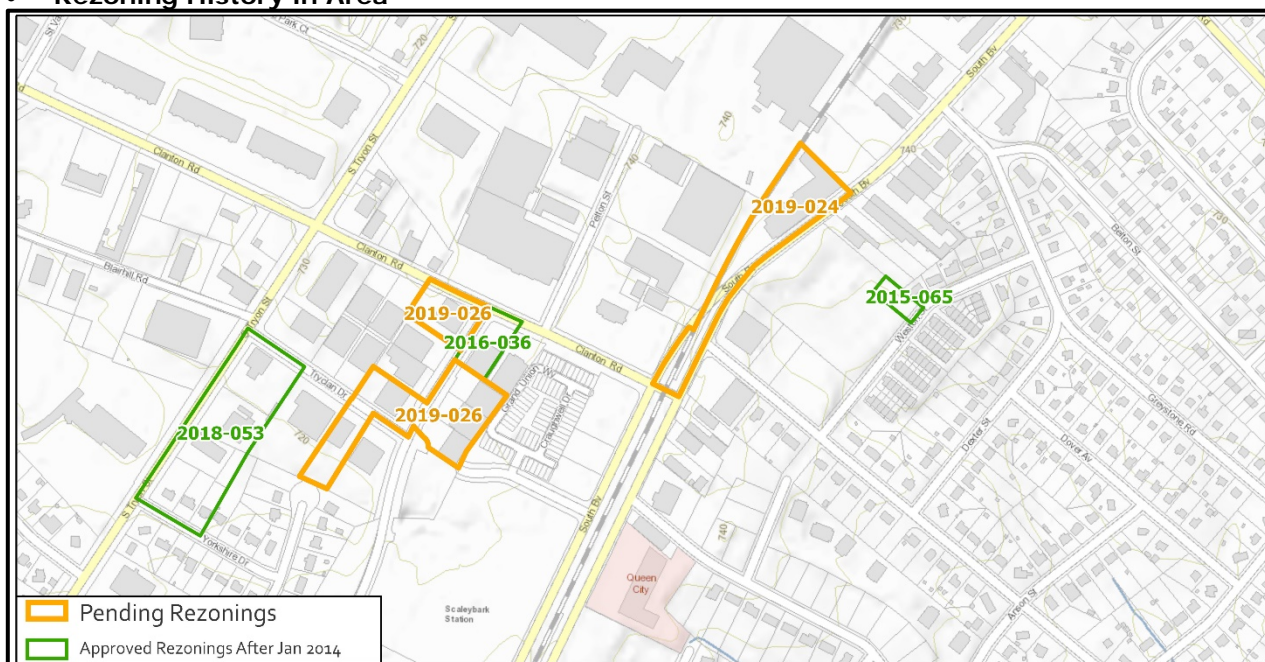
The properties to the south and west along South Boulevard include indoor storage, office and the Blue Line.





The star indicates the subject property.

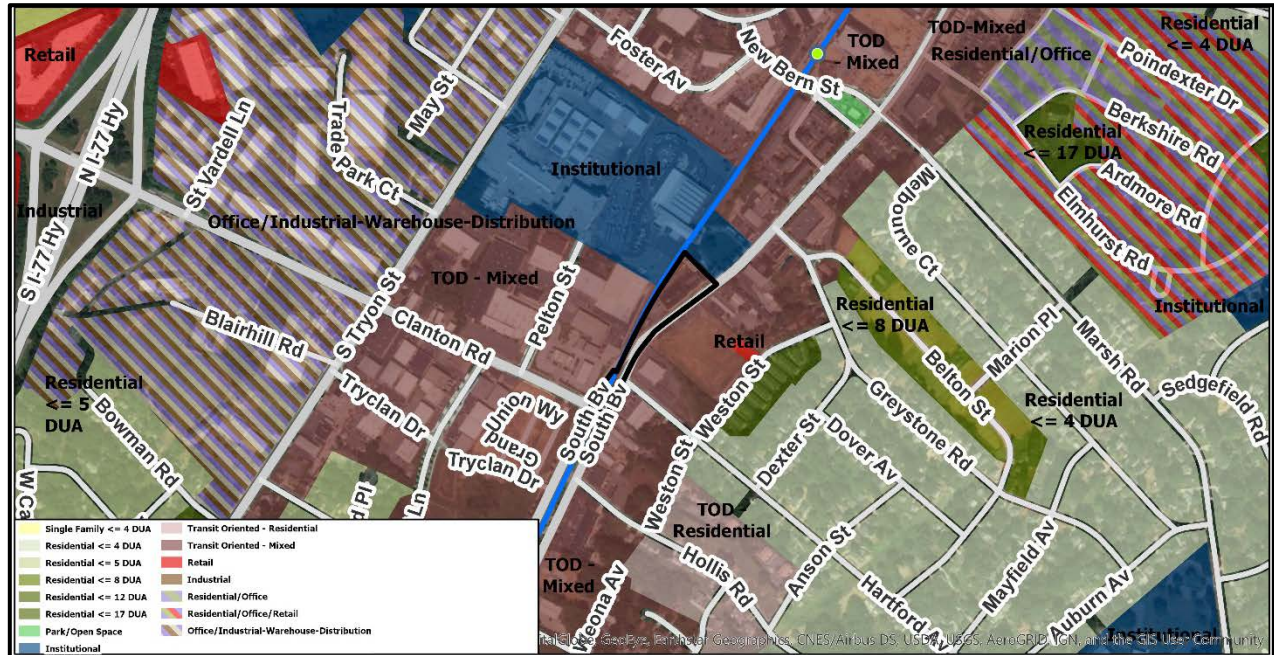
- **Rezoning History in Area**





Petition Number	Summary of Petition	Status
2019-026	Proposes to rezone 3.0 acre site to TOD-CC (transit oriented development – community center) and TOD-TR (transit oriented development – transition) zoning to allow all uses in the district.	Pending
2018-053	Rezoned 3.17 acres to TOD-M(CD) (transit oriented development – mixed-use, conditional) to allow all uses in the district.	Approved
2015-065	Rezoned 0.28 acres to B-2 (general business) for all uses in the district.	Approved

• **Public Plans and Policies**



- The *New Bern Transit Station Area Plan* (2008) recommends mixed use transit supportive development for a portion of the subject site.
- The *Scaleybark Transit Station Area Plan* (2008) recommends mixed use transit supportive development for a portion of the subject site.

• **TRANSPORTATION CONSIDERATIONS**

- The site is on South Boulevard (major thoroughfare) and is located in a corridor inside Route 4. The site is within the limits of the *New Bern Transit Station Area Plan*.
- **Vehicle Trip Generation:**  
 Current Zoning:  
 Existing Use: 90 trips per day (based on 29,910 square feet of warehouse uses).  
 Entitlement: 90 trips per day (based on 29,910 square feet of warehouse uses).  
 Proposed Zoning: Too many uses to determine with TOD-CC zoning.

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding 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 accessible water system infrastructure for the rezoning boundary via an existing twelve-inch water distribution main located along South Boulevard. Charlotte Water has accessible sanitary sewer system infrastructure via an existing eight-inch gravity sewer main located along South Boulevard.
  - **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No outstanding issues.
    - **Land Development:** No outstanding issues.
    - **Storm Water Services:** No outstanding issues.
    - **Urban Forestry:** No outstanding issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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