

REQUEST

Current Zoning: B-2 (general business)

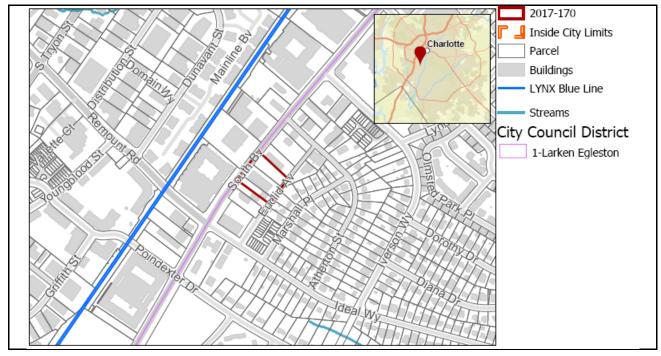
Proposed Zoning: TOD-M (transit oriented development – mixed-use)

LOCATION

Approximately 1.4 acres located on the east side of South Boulevard,

north of Ideal Way and south of Atherton Street.

(Council District 1 - Egleston)



SUMMARY OF PETITION

The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed use) zoning for a 1.4 acre site that is located in South End and is within a 1/2 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
PETITIONER
AGENT/REPRESENTATIVE

South 48, LLC South 48, LLC

Walter Fields, The Walter Fields Group, Inc.

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 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 several commercial structures.
- The surrounding properties are zoned UR-3(CD) (urban residential, conditional), TOD-M (transit oriented development mixed-use), and I-2 (general industrial) and are developed with residential, office, retail, warehouse, restaurant and entertainment uses.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2016-017	Rezoned 2.71 acres to UR-3(CD) (urban residential, conditional) to allow the development of 62 dwelling units (10 single family homes and 52 multi-family units) for a density of 22.5 units per acre.	Approved
2015-123	Rezoned 1.6 acres to TOD-RO (transit oriented development - residential, optional) to allow the development of 210 multi-family dwelling units.	Approved

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2014-001	Rezoned 1.02 acres to UR-2(CD), urban residential, conditional to allow the development of up to 21 single family attached units (for sale), at a density of 20.4 dwelling units per acre.	Approved
2013-065	Rezoned 1.24 acres to UR-2(CD), urban residential, conditional to allow up to 22 for sale multi-family residential units.	Approved

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 along a major thoroughfare and local street. During permitting, CDOT will work with the petitioner to develop appropriate driveway and streetscape conditions to support the goals of recently completed South Boulevard & South Tryon Street Corridor Study.
- Vehicle Trip Generation:

Current Zoning:

Existing Use: 50 trips per day (based on 15,216 square feet of warehouse uses).

Entitlement: 2,460 trips per day (based on 21,000 square feet of retail uses).

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 Department of Solid Waste Services: No issues.
- Charlotte Fire Department: No on-street parking along Euclid Avenue.
- **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 water distribution mains located along South Boulevard. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along South Boulevard.

Engineering and Property Management:

- Arborist: No issues.
- Erosion Control: No issues.
- Land Development: No issues.
 Storm Water Services: No issues.
- Urban Forestry: No issues.

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- Mecklenburg County Land Use and Environmental Services Agency: No issues.
- Mecklenburg County Parks and Recreation Department: No comments received.

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 Department of Solid Waste 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
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326