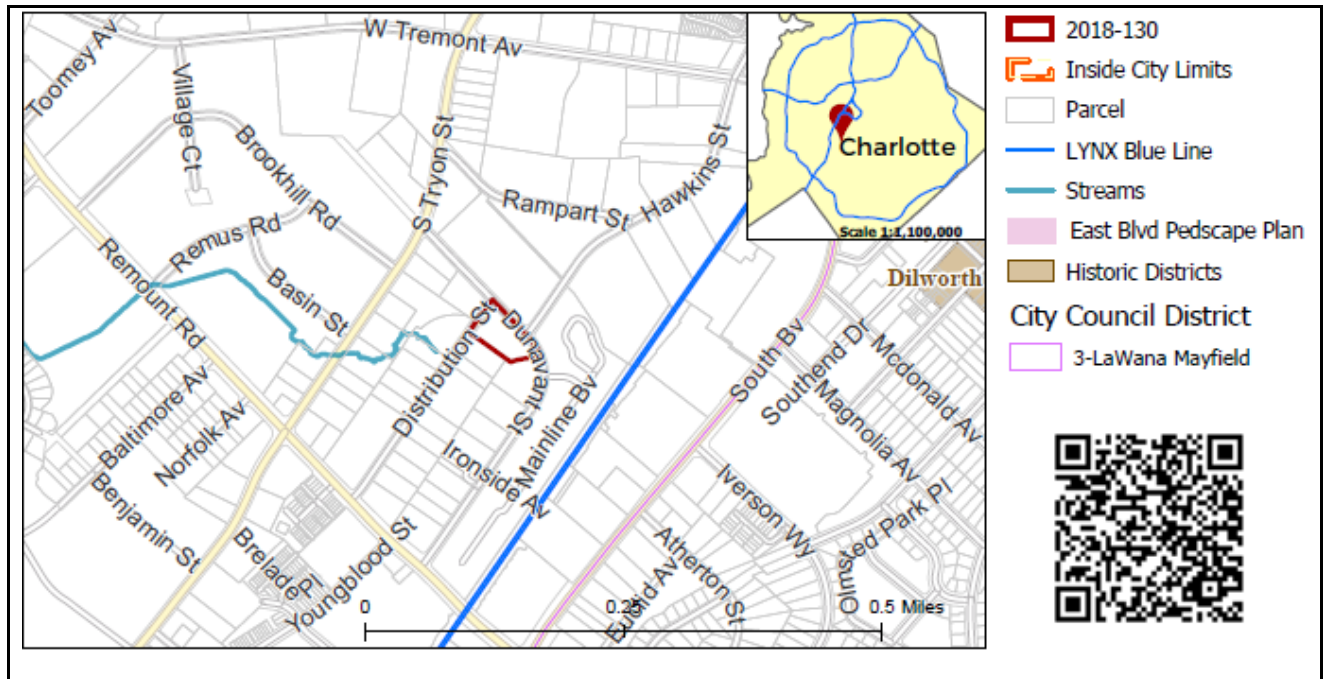


REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)

LOCATION

Approximately 0.97 acres located at the intersection of Dunavant Street and Distribution Street, east of South Tryon Street.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow the reuse of the existing building with a possible 4,000-square foot expansion for all uses in the TOD-M (transit oriented development – mixed-use) district.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

2301 Distribution, LLC
2301 Distribution, LLC
Karen Partee / Aston Properties, Inc.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

**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 purposes to be reused or redeveloped with a transit supportive project.

- The proposal allows for all uses in the TOD-M (transit oriented development – mixed-use) district which includes office, residential, retail, and civic uses.
- The proposed change will support the transition of the area from an industrial district to a walkable transit supportive district.

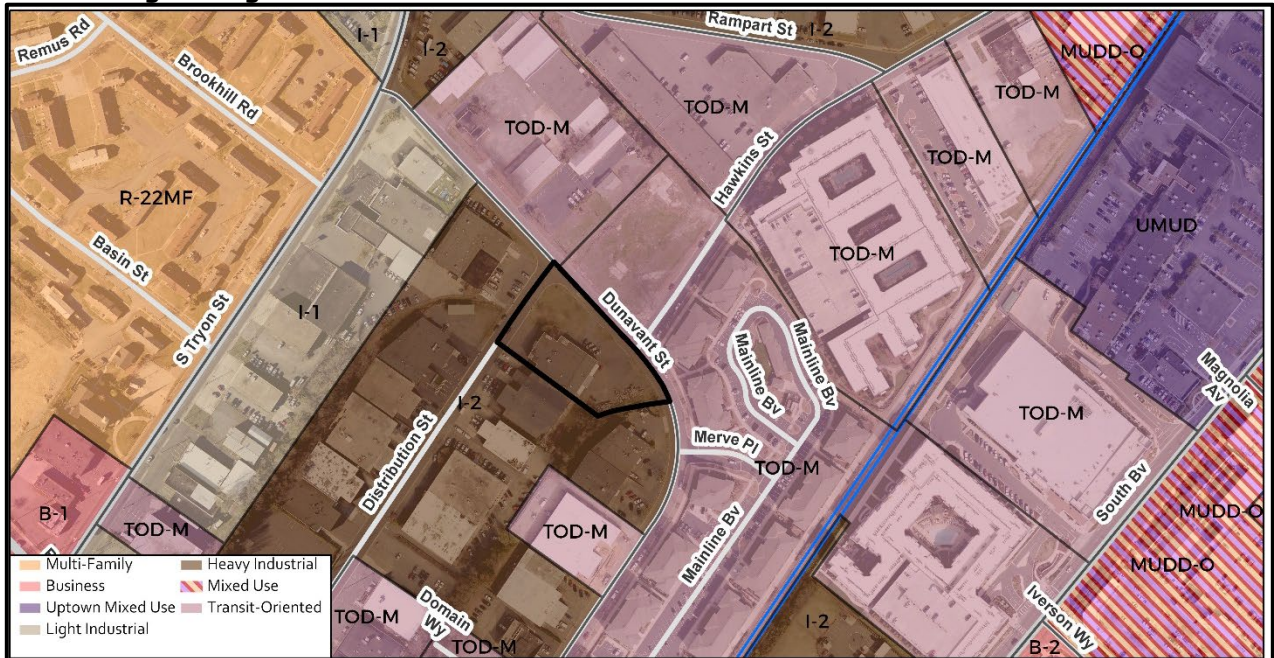
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the reuse of the existing building on site for all uses in the TOD-M district.
- Possible 4,000 square foot building addition.
- 16-foot setback along Distribution and Dunavant Streets.
- Eight-foot planting strip and eight-foot sidewalk along Distribution and Dunavant Streets.
- Proposed urban open space area at the intersection of Distribution and Dunavant Streets.
- A combination of walls, fences, and landscaping will be used to screen parking areas.
- Optional provisions for the following:
 - Site shall be allowed to have parking and circulation between the buildings and the public streets. The TOD-M district in the Ordinance does not allow parking and circulation between the building and the public street.

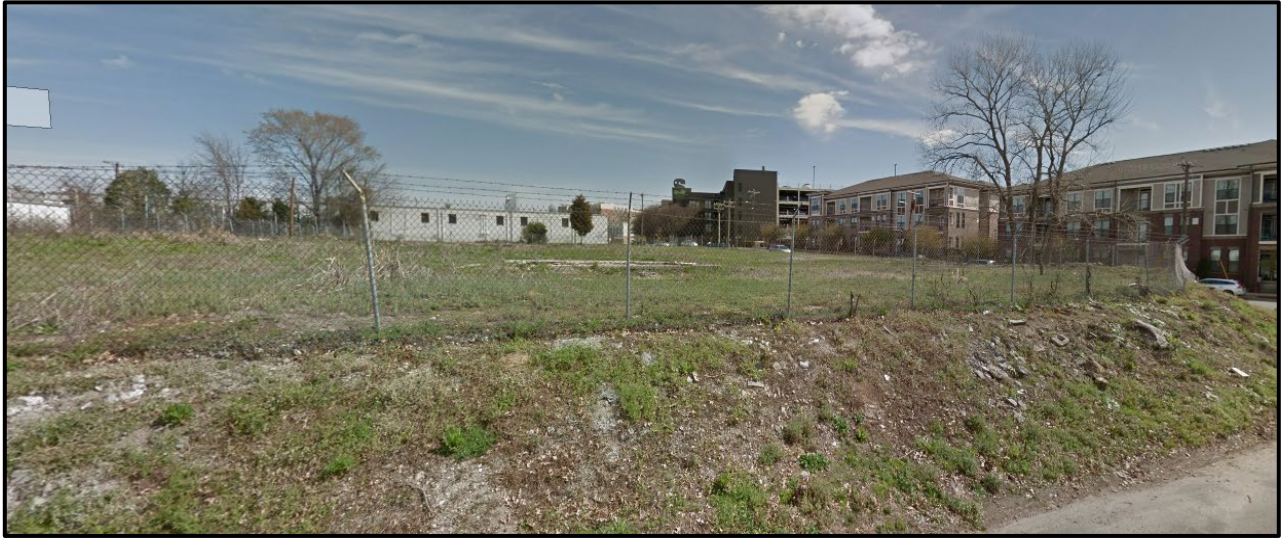
• **Existing Zoning and Land Use**



The surrounding properties are used for industrial, warehouse and transit supportive uses.



The subject property is developed with a warehouse use.



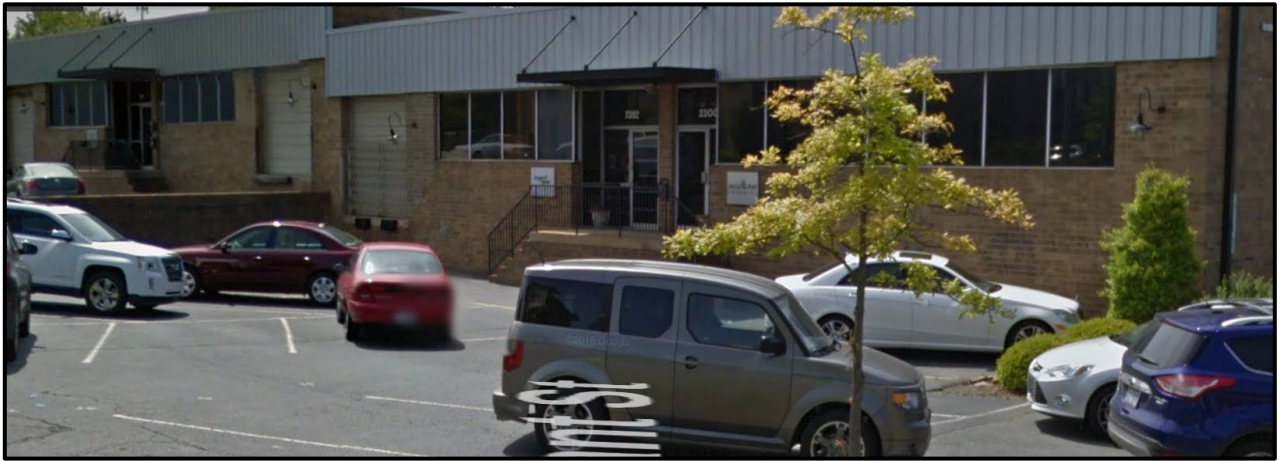
The property to the north along Dunavant Street is vacant.



Properties to the west along Distribution Street are developed with warehouse uses.



Properties to the south along Distribution Street are developed with warehouse uses.

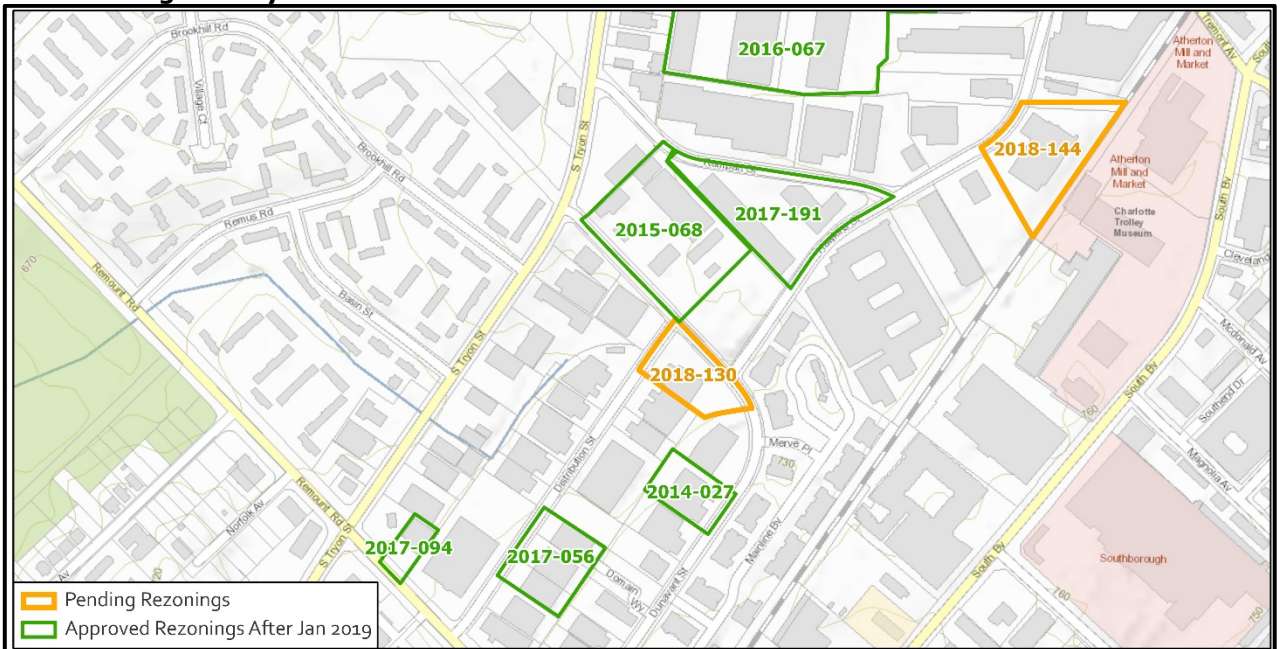


Properties to the east along Dunavant Street are developed with warehouse and office uses.



Properties to the northeast along Hawkins Street are developed with apartments.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-144	Proposal to rezone 2.21 acres to TOD-MO (transit oriented development - mixed-use, optional) to allow the development of transit supportive uses.	Pending
2017-191	Rezoned 2.44 acres to TOD-M (transit oriented development - mixed-use) for all uses allowed in the district.	Approved
2017-094	Rezoned 0.35 acres to TOD-M (transit oriented development - mixed-use) for all uses allowed in the district.	Approved
2017-056	Rezoned 1.33 acres to TOD-M (transit oriented development - mixed-use) for all uses allowed in the district.	Approved
2016-067	Rezoned 8.36 acres to TOD-MO (transit oriented development - mixed-use, optional) to allow the development of 402 residential units and 2,500 square feet of non-residential uses.	Approved
2015-068	Rezoned 3.06 acres to TOD-M (transit oriented development - mixed-use) for all uses allowed in the district.	Approved
2014-027	Rezoned 0.81 acres to TOD-M (transit oriented development - mixed-use) for all uses allowed in the district.	Approved

• **Public Plans and Policies**



- The *New Bern Transit Station Area Plan* (2008) recommends mixed use transit supportive uses for the subject site and surrounding properties.

TRANSPORTATION CONSIDERATIONS

The site is at the unsignalized intersection of two local streets. The petitioner shall update the conditional notes to match the site plan of eight-foot planting strip and eight-foot sidewalk. To bring the proposed on-street parking into compliance with ADA standards, the petitioner shall construct at least one ADA parking spot on either Dunavant Street or Distribution Street.

- See Outstanding Issues, Notes 5-8.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 40 trips per day (based on 11,060 square feet of warehouse).

Entitlement: 50 trips per day (based on 14,550 square feet of warehouse).

Proposed Zoning: Allows for a wide variety of uses.

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:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing eight-inch water distribution mains located along Dunavant Street and Distribution Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight-inch gravity sewer mains located along Dunavant Street and Distribution Street.
- **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 comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. Remove the reference to redevelop the site by demolishing the building under Development Standards note "G". **Addressed**
2. Remove bullet number 1 under optional provision referencing "the dead end nose in parking". **Addressed**
3. Modify signage note to read "signage will be allowed per the Ordinance". **Addressed**
4. Remove the Five Year Vested Rights request from the application. **Addressed**

Transportation

5. Revise the conditional note(s) committing to construct the eight-foot planting strip and eight-foot sidewalk. **Addressed**
6. Revise the site plan and conditional note(s) committing to include one ADA parking space for the on-street parking that has been pavement marked on Dunavant Street and Distribution Street. **Addressed**
7. Revise the site plan to show two ramps at the corner of Distribution Street and Dunavant Street. The site plan and conditional notes should commit the construction of the wheel chair accessible ramps. **Addressed**
8. Revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes. **Addressed**

REQUESTED TECHNICAL REVISIONSSite and Building Design

9. Show and label the centerline of the public streets. **Addressed**

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- 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-Mecklenburg Schools Review
- Charlotte Water Review
- Engineering and Property Management Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Solomon Fortune (704) 336-8326