
REQUEST	Current Zoning: B-2, general business and I-2, general industrial Proposed Zoning: TOD-M, transit oriented development, mixed-use
LOCATION	Approximately 4.17 acres located on the south side of Remount Road between South Boulevard and South Tryon Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone 4.17 acres from B-2 and I-2 to TOD-M to allow mixed-use transit oriented development along the south rail line.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>New Bern Transit Station Area Plan</i> .
Property Owner	McLead Addictive Disease Center
Petitioner	Charlotte-Mecklenburg Planning Commission
Agent/Representative	Gene Hall
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**

The surrounding properties are zoned I-1, I-2, TOD-M, and TOD-MO and are occupied by commercial and industrial uses.

- **Rezoning History in Area**

The property to the southeast across the rail line was rezoned to TOD-MO under petition 2007-137 to allow transit oriented development with an option to allow parking between the buildings and the setback along the rail line. This option will not be permitted if the site redevelops.

- **Public Plans and Policies**

- The *New Bern Transit Station Area Plan* (2008) recommends mixed-use transit oriented development on these properties, which are located with ½ mile of a light rail station.
 - This petition is consistent with the *New Bern Transit Station Area Plan*.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:** A wide range is possible for either the existing or proposed zoning scenarios.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No comments received.
- **CATS:** No comments received.
- **Connectivity:** No issues.
- **Schools:** No comments received.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.

SITE DESIGN:

Facilitates the use of alternative modes of transportation by location within ½ mile of a light rail station.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application
- CDOT Review
- LUESA Review
- Storm Water Review

Planner: Tim Manes (704) 336-8320