

REQUEST	Current Zoning: I-1, light industrial Proposed Zoning: TOD-M, transit oriented development, mixed-use
LOCATION	Approximately 0.59 acres located on the east side of South Tryon Street between Remount Road and Basin Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone 0.59 acres from I-1 to TOD-M to allow mixed-use transit oriented development along the south rail line.
Property Owner Petitioner Agent/Representative	Yajjon, LLC Charlotte-Mecklenburg Planning Commission Johnny Morgan
Community Meeting	Meeting is not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Lipton/Griffith Yeas: Allen, Griffith, Howard, Johnson, Lipton, Randolph, and Rosenburgh Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted the property is in a transit station area. The request is for a conventional TOD-M zoning.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>New Bern Transit Station Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton seconded by Commissioner Griffith)
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning with no associated site plan.
- **Public Plans and Policies**
 - The *New Bern Transit Station Area Plan* (2008) recommends mixed-use transit oriented development on this property, which is located within ½ mile of a light rail station.
- **STAFF RECOMMENDATION (Updated)**
 - Staff recommends approval of this petition.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

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: No issues.

Site Design: No issues.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

Application Form
CDOT Review
LUESA Review
Pre-Hearing Staff Analysis
Site Plan
Storm Water Review

Planner: Tim Manes (704) 336-8320