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| 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. |
| STAFF RECOMMENDATION | Staff recommends approval of this petition. The petition is consistent with the <i>New Bern Transit Station Area Plan</i> . |
| Property Owner | Yajjon, LLC |
| Petitioner | Charlotte-Mecklenburg Planning Commission |
| Agent/Representative | Johnny Morgan |
| 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 B-1, I-1, and I-2 and are occupied by commercial and industrial uses.
 - **Rezoning History in Area**

There have not been any recent rezonings in the immediate area.
 - **Public Plans and Policies**
 - The *New Bern Transit Station Area Plan* (2008) recommends mixed-use transit oriented development on this property, which is 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 with ½ mile of a light rail station.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application
- CDOT Review
- LUESA
- Storm Water Review

Planner: Tim Manes (704) 336-8320