

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed use)
LOCATION	Approximately 1.33 acres located on the east side of Distribution Street between Remount Road and Dunavant Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all transit supportive uses per TOD-M (transit oriented development – mixed use) zoning for a 1.33 acre site that is within a 1/2 mile walk of the New Bern Transit Station on the LYNX Blue Line.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Vinson Enterprises Inc. Glen Nocik Brian Dey
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>New Bern Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends transit supportive development for the subject parcel. • Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The subject site is within a 1/2 mile walk of the New Bern Transit Station on the LYNX Blue Line; and • The proposal allows for all uses in the TOD-M (transit oriented development – mixed use) district which includes office, residential, retail, and civic uses; and • 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 for this small site and a conditional rezoning is not necessary; and • TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening; and • The proposed change will support the transition of the area from an industrial district to a walkable transit supportive district; <p>By a 6-0 vote of the Zoning Committee (motion by Fryday seconded by Watkins).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
--------------------------------	---

VOTE	Motion/Second: Watkins / Majeed Yeas: Fryday, Lathrop, Majeed, McClung, Spencer, and Watkins Nays: None Absent: Wiggins Recused: None
-------------	---

ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that this was a conventional request. Staff noted that this petition is consistent with the <i>New Bern Transit Station Area Plan</i> .
------------------------------------	---

A Commissioner asked staff how the ½ mile radius is measured. Staff explained that the measurement is based on walking distance when the area plan was adopted. There was no further discussion of this petition.

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 petition, which applies all the standards, regulations and uses in the TOD-M zoning district. Uses allowed in the TOD-M district include office, residential, retail, eating/drinking/entertainment establishments and civic.

• 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 located along a local street within a transit station area. During permitting, CDOT will look to implement the Distribution Street cross section envisioned by the area plan.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 110 trips per day (based on 30,792 square feet of warehouse uses).
 - Entitlement: 110 trips per day (based on 30,792 square feet of warehouse uses).
 - Proposed Zoning: Allows for a wide variety of uses.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** In relation to the parcel under review, Charlotte Water has water system availability via an existing eight-inch water distribution main located along Distribution Street and sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Distribution Street.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be planted in the right of way of Distribution St. without permission of the City Arborist's office.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** Site must comply with the Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report

- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water Services
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326