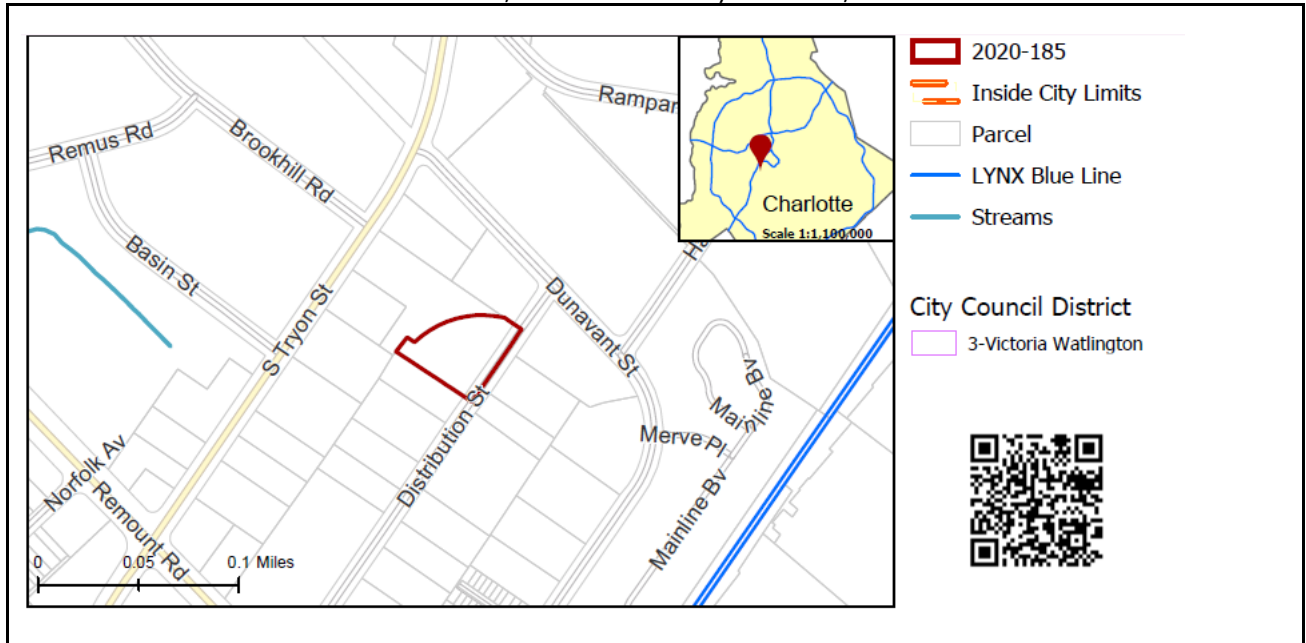


**REQUEST**

Current Zoning: TOD-NC (transit oriented development-neighborhood center)  
Proposed Zoning: TOD-UC (transit oriented development-urban center)

**LOCATION**

Approximately 0.808 acres located along the west side of Distribution Street, east of South Tryon Street, and south of Dunavant Street.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the TOD-UC (transit oriented development-urban center) on parcels developed with buildings with commercial uses located between South Boulevard and South Tryon Street, and north of Remount Road.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE  
COMMUNITY MEETING**

Joe B Liles  
Providence Group Capital, LLC  
Djujana Keys, Moore & Van Allen  
Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *New Bern Transit Station Area Plan* recommendation for transit oriented development-mixed.

Rationale for Recommendation

- The subject site is within a 1/4 mile of the proposed Rampart Station infill light rail station.
- The proposal allows a site previously used for industrial/office/warehouse purposes to be reused or redeveloped with a transit supportive project.
- Use of conventional TOD-UC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

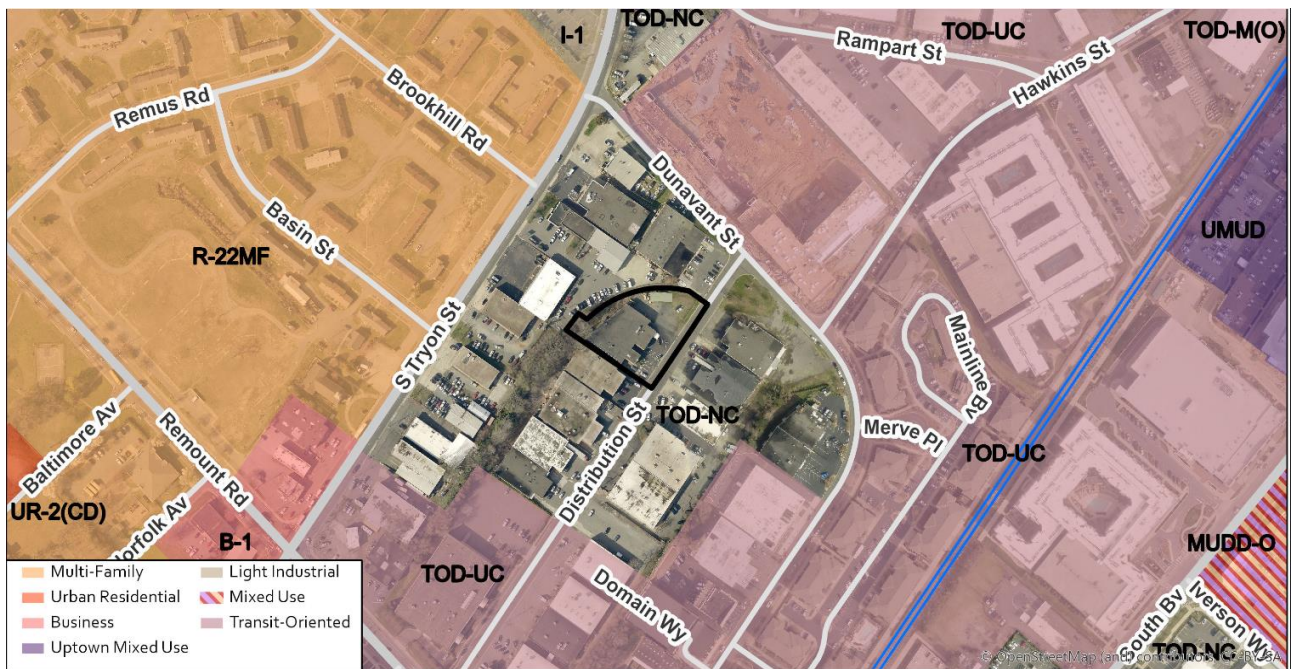
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The TOD-UC district may be applied to parcels within ½-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of a funded and/or adopted Metropolitan Transit Commission alignment station location.

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

This is a conventional rezoning petition, which applies to all the standards, regulations and uses in the TOD-UC (transit oriented development-urban center) zoning district. Uses allowed in the TOD-UC district include residential, commercial, institutional, and government uses.

• **Existing Zoning and Land Use**



- The site is developed with 1-story buildings containing commercial uses surrounded by residential, office/industrial/warehouse, commercial and retail uses zoned R-22MF, UR-2(CD), TOD-NC, TOD-UC, TOD-M(O), UMUD, and I-1.
- The site was part of 1,771.18 acres rezoned from a range of zoning districts to TOD-UC, TOD-NC, TOD-CC or TOD-TR per rezoning petition 2019-102.



• **Public Plans and Policies**



- *New Bern Transit Station Area Plan (2008)* recommends transit oriented mixed use.

• **TRANSPORTATION SUMMARY**

- The site is located at the corner of Distribution Street and Dunavant Street, two City-maintained local streets, adjacent to Rezoning Petition 2020-129. As this is a conventional rezoning, a Traffic Impact Study (TIS) is not required as part of the rezoning process. This site is requesting a TOD-UC zoning and will be subject to transportation improvements in accordance with the TOD Ordinance and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated in the TOD-zoned areas.

• **Active Projects:**

- South Tryon Corridor Implementation
  - The project will implement pedestrian hybrid beacons, bulb-outs, and pavement markings at various locations along South Tryon Street between Clanton Road and Carson Boulevard.
    - Dunavant/Brookhill Hybrid Beacon currently under construction.
  - Construction: A crosswalk and hybrid beacon are currently being constructed at Dunavant Street and South Tryon Street.
- South End Ped/Bicycle Connector
  - This planning study will determine the cost and feasibility of constructing a new transit station, between Tremont Avenue and Remount Road, and a pedestrian/bicycle crossing within the same area.
  - Construction: TBD; planning to finish end Q1 2020

• **Transportation Considerations**

- A Traffic Impact Study is not necessary for the complete review of this petition as this is a conventional petition. If during the permitting process the site generates more than 2500 daily trips, then a traffic study will be required.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 65 trips per day (based on 11,370 square foot warehouse).

Entitlement: Too many uses to determine (TOD-NC).

Proposed Zoning: Too many uses to determine (TOD-UC).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Water service is accessible for this rezoning boundary. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project—Charlotte Water’s Remount Project. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project.

Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Distribution Street. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### **OUTSTANDING ISSUES**

- None
- 

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782