

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: TOD-M (transit oriented development - mixed-use)
LOCATION	Approximately 0.35 acres located on the north side of Remount Road between South Tryon Street and Distribution Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to redevelop a site in the Southend area to allow all uses in the TOD-M (transit oriented development - mixed-use) district. Uses allowed in the TOD-M (transit oriented development – mixed use) district include residential, office, retail, and civic uses.
PROPERTY OWNER	MM&R Investments, LLC
PETITIONER	MM&R Investments, LLC
AGENT/REPRESENTATIVE	John Carmichael and Ty Shaffer, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is consistent with the <i>New Bern Transit Station Area Plan</i> recommendation for mixed use transit supportive development. <u>Rationale for Recommendation</u> • The subject site is within a 1/2 mile walk of the New Bern Transit Station on the LYNX Blue Line. • The proposal allows a site previously used for industrial/office to convert to transit supportive land uses. • 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, and a conditional rezoning is not necessary. • TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-M (transit oriented development - mixed-use) zoning district. This district is established to support a blend of high density residential, high intensity employment/office, civic, entertainment, and institutional uses, as well as a limited amount of retail uses in a pedestrian friendly area.
- **Existing Zoning and Land Use**
 - This subject property is zoned I-1 (light industrial) and currently developed with a retail use.
 - Properties on the north side of Remount Road include warehousing and distribution uses in I-2 (general industrial) zoning, an existing multi-family neighborhood zoned R-22MF (multi-family residential), and a few parcels zoned TOD-M (transit oriented development – mixed-use).
 - Properties on the south side of Remount Road are zoned I-1 (light industrial), B-1 (neighborhood business), and TOD-M (transit oriented development – mixed-use).
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - There have been numerous rezonings in the area to support transit and pedestrian activity.
- **Public Plans and Policies**
 - The *New Bern Transit Station Area Plan* recommends transit oriented development for this site.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a minor thoroughfare, also designated as signed Bike Route 10, near a signalized intersection with a major thoroughfare. During permitting, CDOT will work with the

petitioner to develop appropriate driveway conditions and streetscape improvements to support the goals of the *New Bern Transit Station Area Plan*.

- **Vehicle Trip Generation:**

- Current Zoning:
 - Existing Use: 1,290 trips per day (based on 7,780 square feet of retail).
 - Entitlement: 1,290 trips per day (based on 7,780 square feet of retail).
- Proposed Zoning: Too many uses to determine trip generation.

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 for the rezoning boundary via an existing 16-inch water transmission main located along Remount Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Remount Road.
- **Engineering and Property Management:**
 - **Arborist:** Contact the City Arborist's office for a planting permit if trees will be planted in the right-of-way on a City of Charlotte maintained street (Remount Road). The street tree species must be approved before planting. No trees can be removed from or planted in the right-of-way of any city maintained streets without permission of the City Arborist's office. Petitioner must submit a tree survey for all trees two inches or larger located in the right-of-way, and the survey shall include all trees eight inches or larger in the setback.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

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

Planner: Michael Russell (704) 353-0225