

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 0.39 acres located along Griffith Street between New Bern Street and Fairwood Avenue and west of South Boulevard. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed use) zoning for an existing warehouse building on a 0.39-acre site that is located within a quarter mile walk of the New Bern Transit Station on the LYNX Blue Line. Uses allowed in the TOD-M (transit oriented development – mixed use) district include office, residential, retail, and civic uses.
PROPERTY OWNER	Berry B Bean
PETITIONER	Griffbrew Investments, LLC
AGENT/REPRESENTATIVE	None
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	- 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: - The plan recommends transit supportive uses for the subject site. - 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: - The subject site is within a quarter mile walk of the New Bern Transit Station on the LYNX Blue Line; and - The proposal allows a site previously used for industrial/office to convert to transit supportive land 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, 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; By a 6-0 vote of the Zoning Committee (motion by Spencer seconded by Watkins).
ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
VOTE	Motion/Second: Spencer / Fryday Yeas: Fryday, Lathrop, McClung, Spencer, Watkins, and Wiggins Nays: None Absent: Majeed 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> . 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 (transit oriented development – mixed-use) zoning district. Uses allowed in the TOD-M district include office, residential, retail, and civic uses.

- **Public Plans and Policies**

- The *New Bern Transit Station Area Plan* (2008) recommends transit supportive uses for the subject site.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a local street identified by the *New Bern Transit Station Area Plan* to have “Local Residential Wide” cross-section with on-street parking. Charlotte Department of Transportation is working with the petitioner to determine the future curbline during the permitting process. CDOT will seek to add a public pedestrian connection between the building and the rail trail to provide access for patrons.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 30 trips per day (based on 7,520 square feet of warehouse uses).
 - Entitlement: 30 trips per day (based on 7,520 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 on-street parking along roads that are less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** The site has water system availability for the rezoning boundary via existing 12-inch and six-inch water mains located along Griffith Street and sewer via an existing eight-inch gravity sewer main located along Griffith Street.
- **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **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
- 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