

**REQUEST**

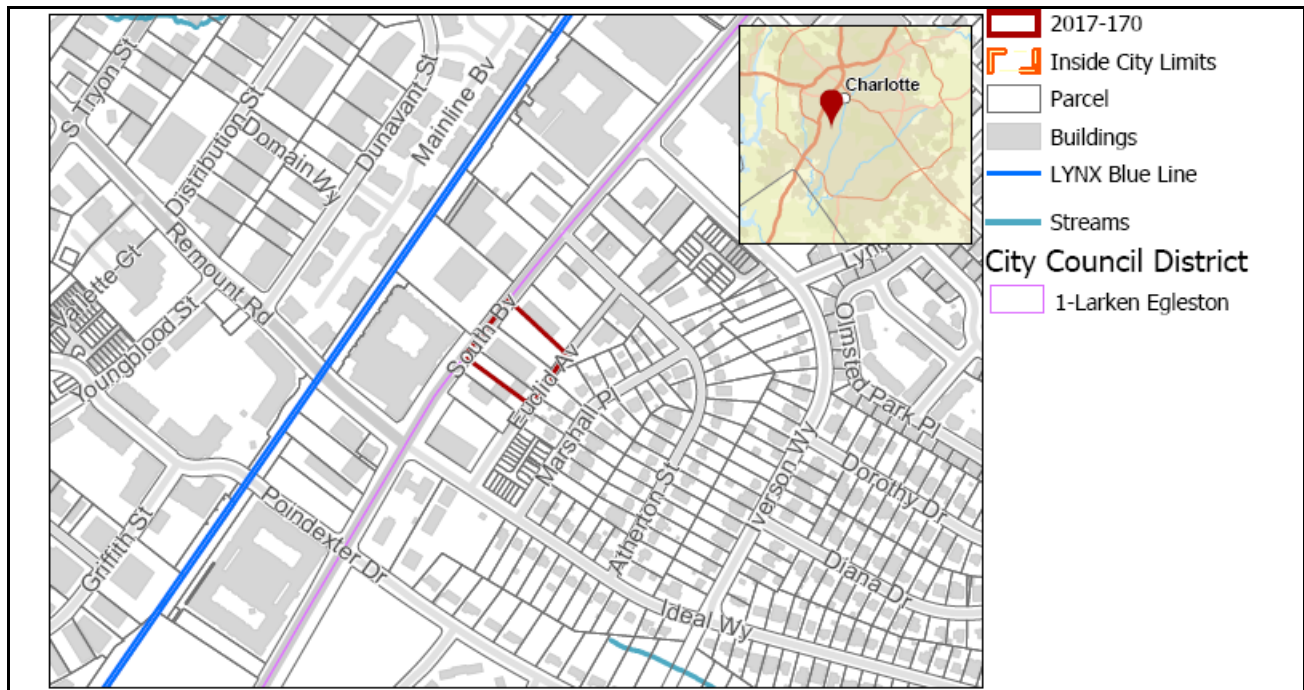
Current Zoning: B-2 (general business)

Proposed Zoning: TOD-M (transit oriented development – mixed-use)

**LOCATION**

Approximately 1.4 acres located on the east side of South Boulevard, north of Ideal Way and south of Atherton Street.

(Council District 1 - Egleston)



**SUMMARY OF PETITION**

The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed use) zoning for a 1.4 acre site that is located in South End and is within a 1/2 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.

**PROPERTY OWNER**

South 48, LLC

**PETITIONER**

South 48, LLC

**AGENT/REPRESENTATIVE**

Walter Fields, The Walter Fields Group, Inc.

**COMMUNITY MEETING**

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 mixed use transit supportive development.

Rationale for Recommendation

- 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.

## PLANNING STAFF REVIEW

- **Proposed Request Details**
  - This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**



- The subject property is currently developed with several commercial structures.
- The surrounding properties are zoned UR-3(CD) (urban residential, conditional), TOD-M (transit oriented development – mixed-use), and I-2 (general industrial) and are developed with residential, office, retail, warehouse, restaurant and entertainment uses.

- **Rezoning History in Area**



| Petition Number | Summary of Petition  | Status   |
|-----------------|--|----------|
| 2016-017        | Rezoned 2.71 acres to UR-3(CD) (urban residential, conditional) to allow the development of 62 dwelling units (10 single family homes and 52 multi-family units) for a density of 22.5 units per acre. | Approved |
| 2015-123        | Rezoned 1.6 acres to TOD-RO (transit oriented development - residential, optional) to allow the development of 210 multi-family dwelling units.  | Approved |



|          |  |          |
|----------|--|----------|
| 2014-001 | Rezoned 1.02 acres to UR-2(CD), urban residential, conditional to allow the development of up to 21 single family attached units (for sale), at a density of 20.4 dwelling units per acre. | Approved |
| 2013-065 | Rezoned 1.24 acres to UR-2(CD), urban residential, conditional to allow up to 22 for sale multi-family residential units.  | Approved |

- Public Plans and Policies**



- The *New Bern Transit Station Area Plan* (2008) recommends transit supportive uses for the subject site and surrounding properties.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located along a major thoroughfare and local street. During permitting, CDOT will work with the petitioner to develop appropriate driveway and streetscape conditions to support the goals of recently completed South Boulevard & South Tryon Street Corridor Study.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 50 trips per day (based on 15,216 square feet of warehouse uses).
      - Entitlement: 2,460 trips per day (based on 21,000 square feet of retail uses).
    - 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 Housing and Neighborhood Services:** No issues.
- **Charlotte Department of Solid Waste Services:** No issues.
- **Charlotte Fire Department:** No on-street parking along Euclid Avenue.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has water system infrastructure accessible for the rezoning boundary via existing 12-inch water distribution mains located along South Boulevard. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along South Boulevard.
- **Engineering and Property Management:**
  - **Arborist:** No issues.
  - **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:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

**Planner:** Solomon Fortune (704) 336-8326