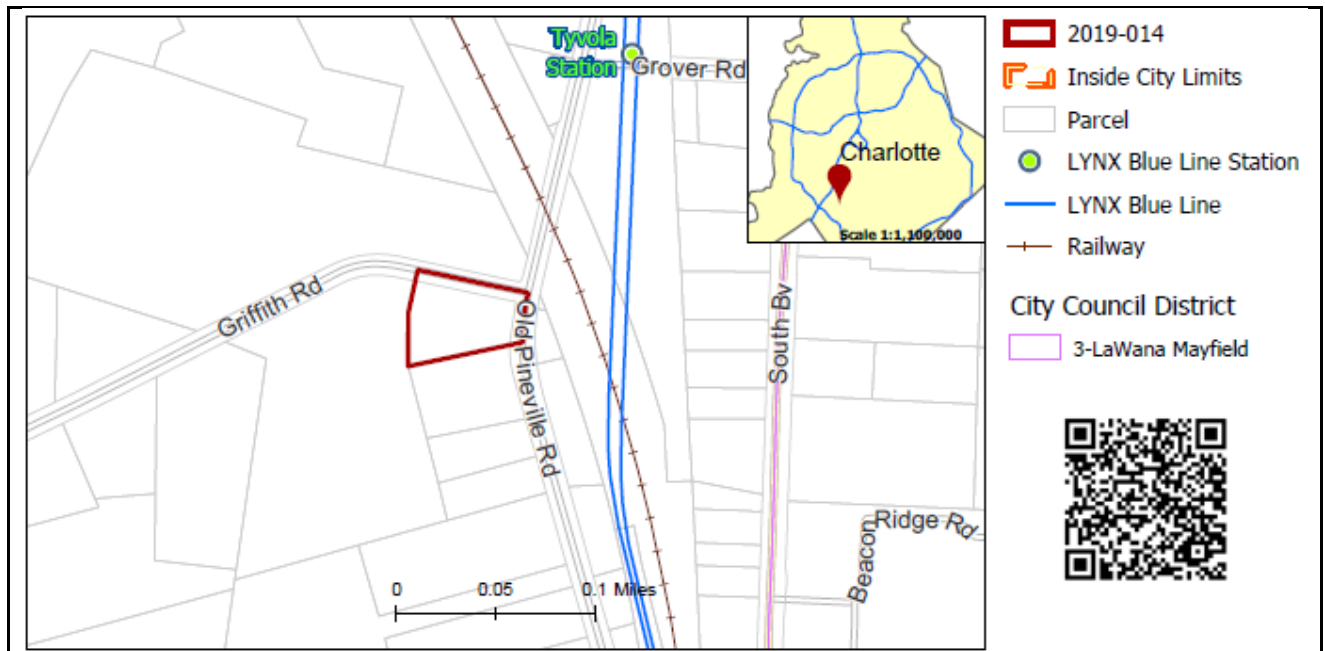


**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-M(CD) (transit oriented development - mixed-use, conditional)

**LOCATION**

Approximately 1.06 acres located on the southwest corner of the intersection of Old Pineville Road and Griffith Road.  
(Council District 3 - Mayfield)



**SUMMARY OF PETITION**

The petition proposes to develop the vacant site, used for construction materials storage, with a transit supportive development within a 0.16 mile walk of the Tyvola Transit Station.

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

John J. and Maria M. Huson  
Mission Properties  
John Carmichael, Robinson Bradshaw

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0.

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues and requested technical revisions related to site and building design and environment.

Plan Consistency

The petition is consistent with the *Tyvola & Archdale Station Area Plan* recommendation for mixed residential & non-residential transit oriented development.

Rationale for Recommendation

- This site is within a 1/2-mile walk of Tyvola Station on the LYNX Blue Line.
- The proposal will begin to establish transit oriented development within the transit station.

- The proposed TOD-M(CD) zoning applies commitments to create the desired form and intensity of transit supportive development including construction of a bike lane, architectural building design standards, and open space amenities.
- The proposal also contains commitments for the construction of a bike lane along the Griffith Road frontage and 8-foot planting strips and 8-foot sidewalks along both Griffith and Old Pineville Road frontages.

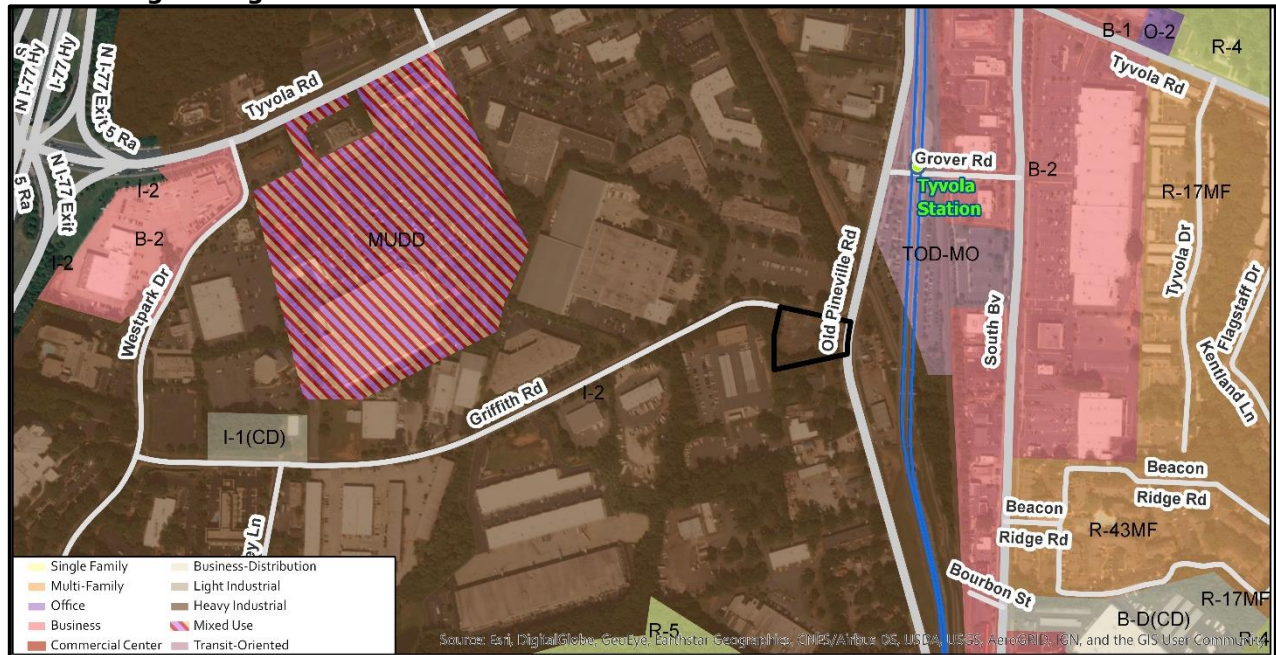
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows all uses in the TOD-M district.
- Site plan indicates one access drive off Griffith Road.
- Installs 5-foot bike lane along site frontage of Griffith Road.
- Commits to dedicate right-of-way where necessary along Old Pineville Road and Griffith Road.
- Provides architectural standards related to building materials, minimum modulation along Griffith Road and prominent entrances.
- Specifies provision of an outdoor amenity area in the northeast corner of the site at the intersection of Old Pineville Road and Griffith Road. The amenity area will contain at a minimum hardscape, landscaping and seating elements.
- Constructs an 8-foot planting strip and 8-foot sidewalk along Old Pineville Road and Griffith Road frontages within a 24-foot setback.

### • Existing Zoning and Land Use



The site is surrounded by I-2 zoning. TOD-MO zoning is in place for the Tyvola Station park and ride lot, northeast of the site.





The site is currently used for construction materials storage. There are no permanent structures on site.



South of the site, along Old Pineville Road, are properties developed with commercial and construction contractor offices.



West of the site, along Griffith Road is property developed with a telecommunications maintenance facility and office.



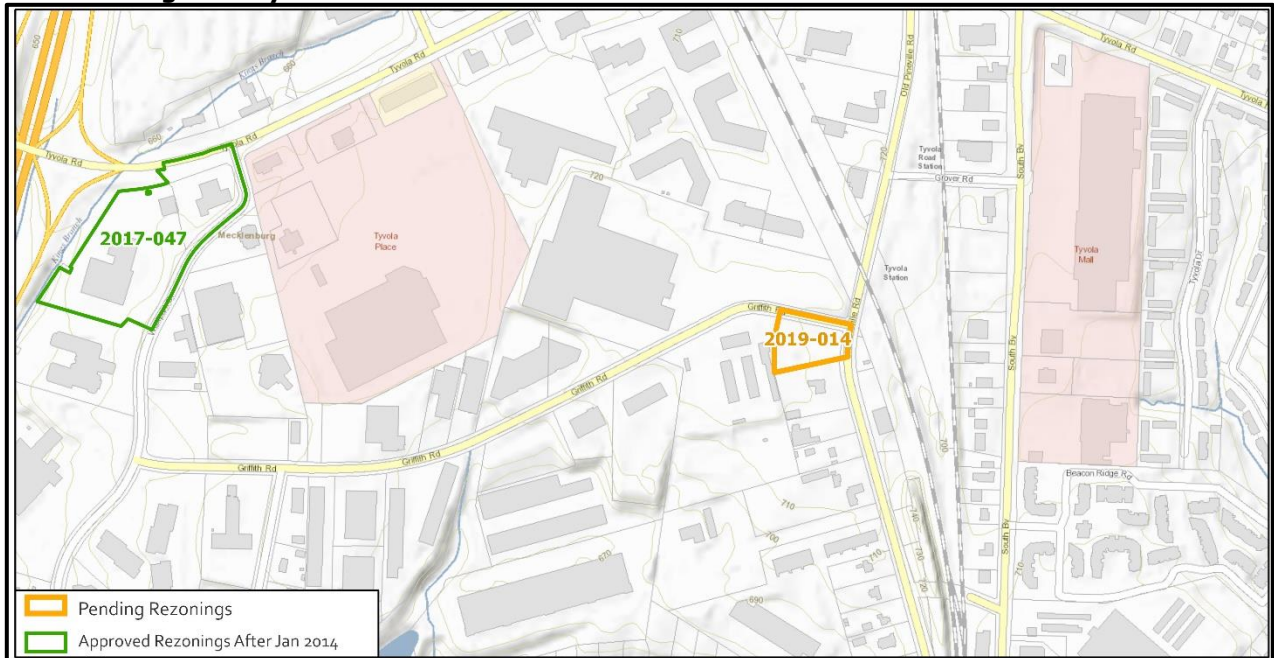


North of the site, across Griffith Road, is property used for outdoor warehousing and equipment storage.



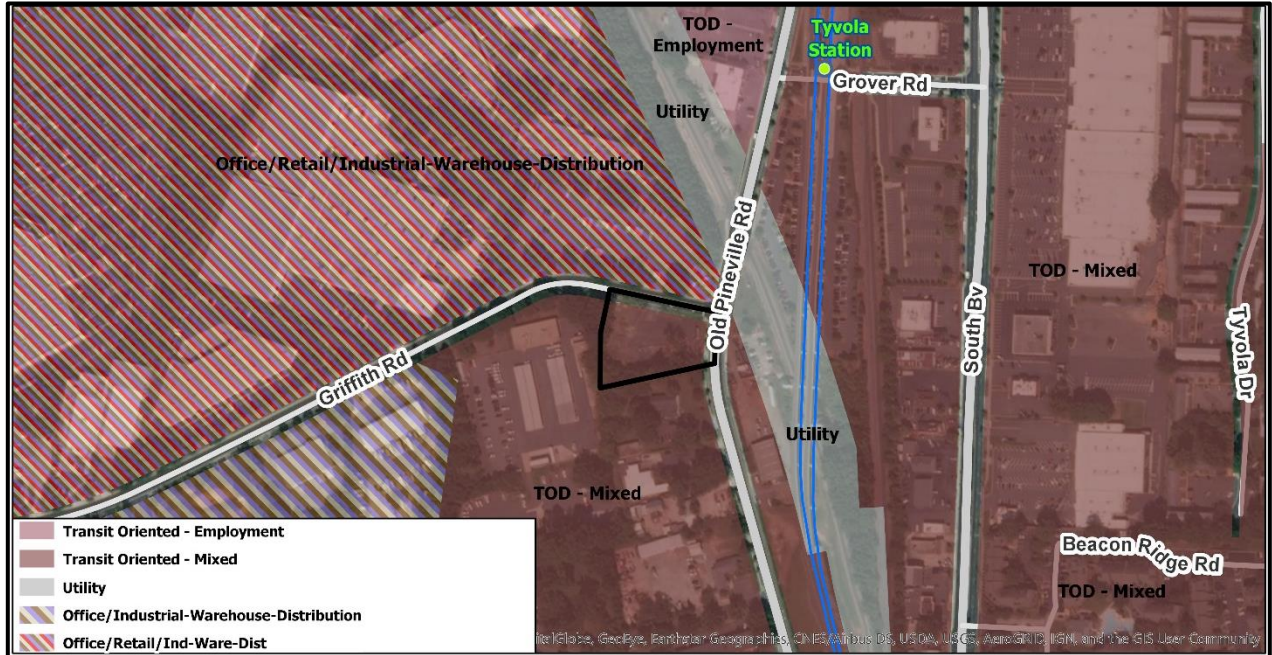
East of the site, across Old Pineville Road, is property with a telecommunications tower and a landscaping business.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-047	Rezoned 6.3 acres west of the site at Tyvola Road and I-77 from I-2 (general industrial) to B-2 (general business) to allow all uses in the B-2 zoning district.	Approved

- **Public Plans and Policies**



- The *Tyvola & Archdale Station Area Plan* (2008) recommends mixed residential & non-residential transit oriented development for the subject parcel and surrounding properties.
- **TRANSPORTATION CONSIDERATIONS**
  - The site located along a major and minor thoroughfare. The site commits to upgrading and installing streetscape, dedicating Right-of-way, and installing bike lanes.
  - No outstanding issues.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: There is no trip generation land use code that captures industrial storage.
      - Entitlement: 70 trips per day (based on 16,350 square feet of warehouse use).
    - Proposed Zoning: Too many uses to determine with TOD-M(CD) allowing all uses in the district.

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The proposal allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Old Pineville Road and via an existing 12-inch water distribution main located along Griffith Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located within the rezoning boundary.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See Outstanding Issues, Note 4.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.



**OUTSTANDING ISSUES**Site and Building Design

1. Amend Note 4.D to add that a minimum 10% of the lot area will be on-site open space, 25% of which will be public open space. Specify that a portion of the public open space will be located at the corner as indicated and public open space will contain the amenities specified in the note.
2. Amend Note 4.E. to specify prominent entrance spacing at a maximum of 75 feet.
3. Add a note that commits to ground floor height of 16 feet to accommodate flexibility in uses.

Environment

4. Add notes related to stormwater mitigation as referenced in the Charlotte-Mecklenburg Storm Water 2nd Revision memo found online. <http://www.charmeck.org/Planning/Rezoning/2019/001-016/2019-014%20stormwater%202nd%20rev.pdf>

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

5. Delete note 4A related to building height per Ordinance and amend the development data table to say max height: "Per the Ordinance"
6. Label the amenity area at the intersection of Old Pineville Road and Griffith Road as referenced in Note 4.D.
7. Amend the label for the private open space rear of the building to say "possible public/private open space area."
8. Label the dumpster location shown on the site plan as "Possible dumpster location" and delete notes 6.A and B.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- 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-Mecklenburg Schools Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** John Kinley (704) 336-8311