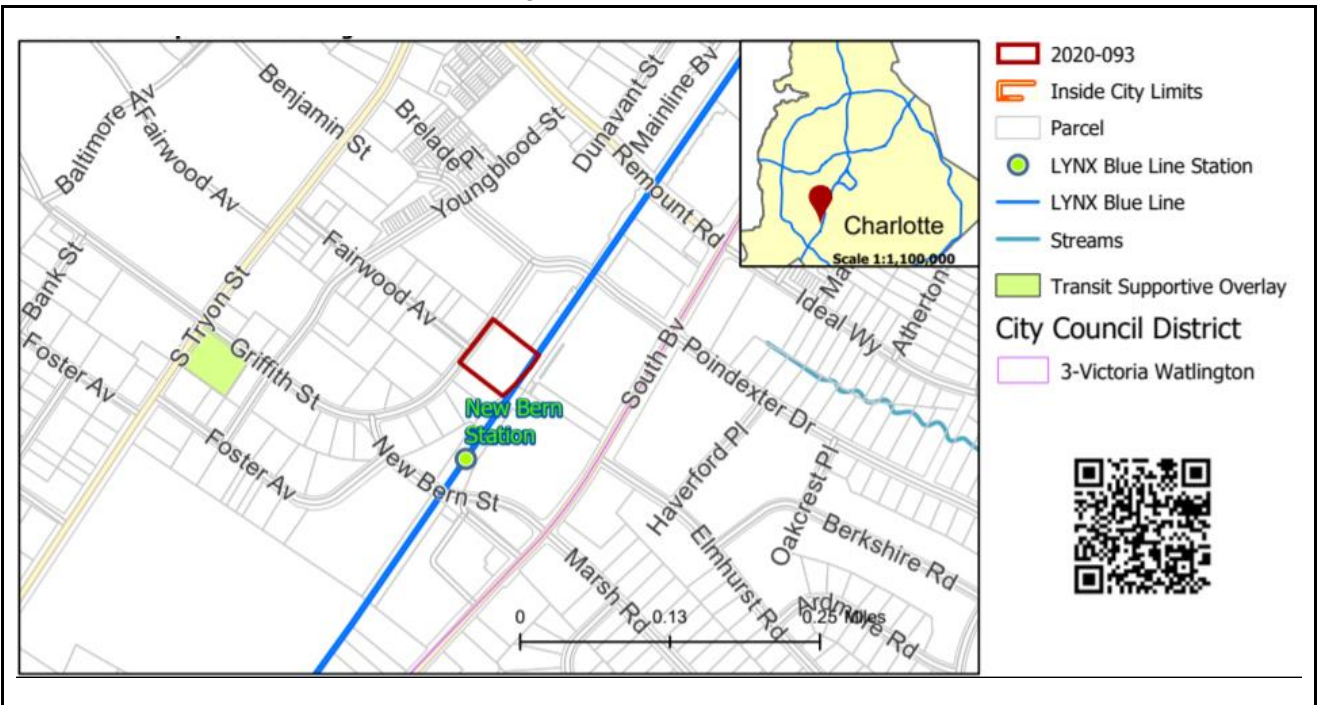


REQUEST

Current Zoning: TOD-M(O) (transit oriented development, mixed, optional)
Proposed Zoning: TOD-UC (transit oriented development, urban center)

LOCATION

Approximately 1.41 acres located along the east side of Griffith Street, the west side of the LYNX Blue Line, and south of Poindexter Drive.



SUMMARY OF PETITION

The petition proposes to allow all the uses permitted in the TOD-UC zoning district.

PROPERTY OWNER

Griffman Investments LLC

PETITIONER

Griffman Investments LLC

AGENT/REPRESENTATIVE

Griffman Investments LLC

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* land use recommendation for transit oriented development, and as amended via petition 2008-101.

Rationale for Recommendation

- The subject site is approximately 280 feet from the New Bern Station on the LYNX Blue Line.
- The proposal permits a site previously used for industrial uses to convert to transit supportive land uses.
- Use of conventional TOD-UC (transit oriented development – urban center) zoning applies standards and regulations to create

the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

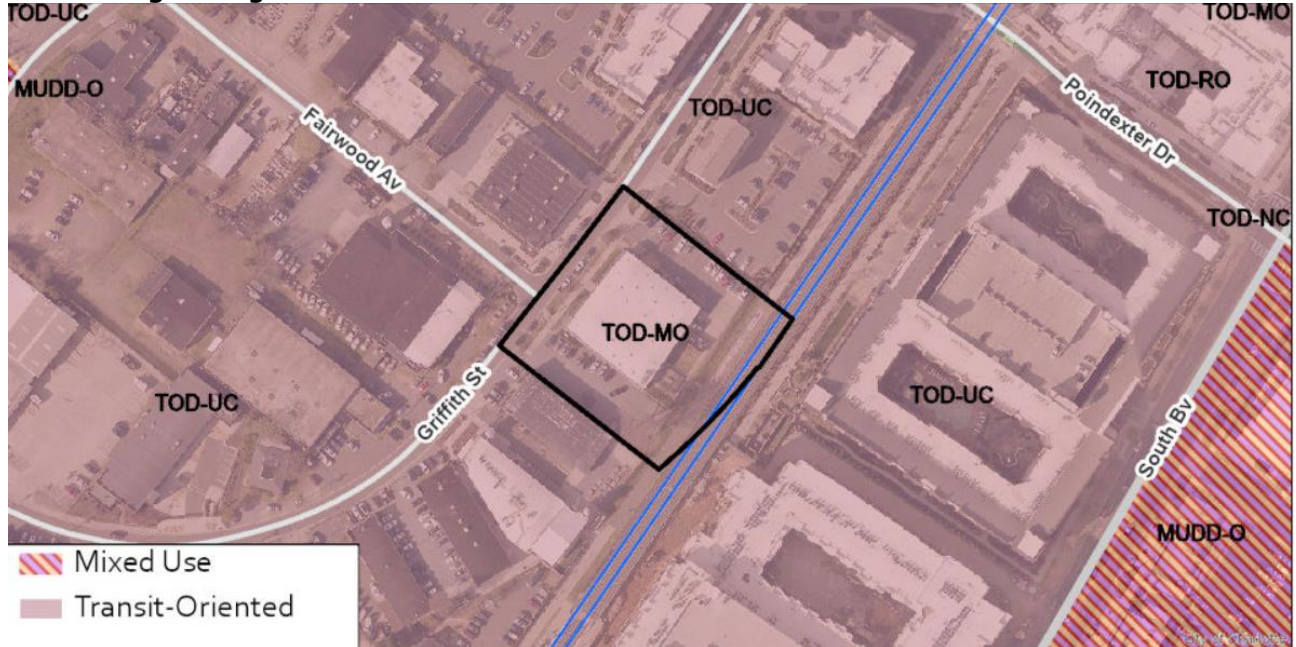
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. All the standards, regulations, and uses in the TOD-UC zoning district applies.

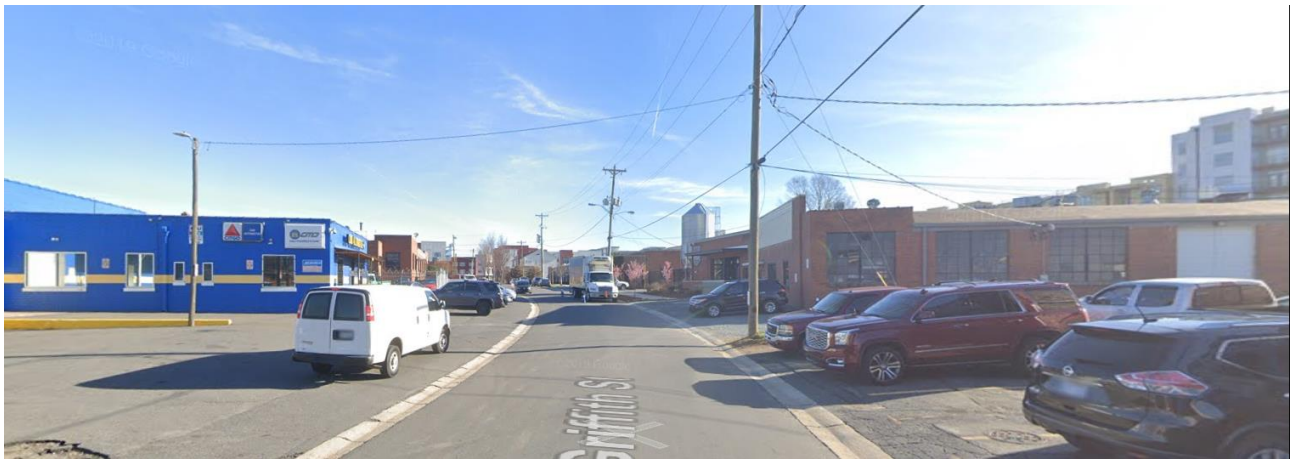
- **Existing Zoning and Land Use**



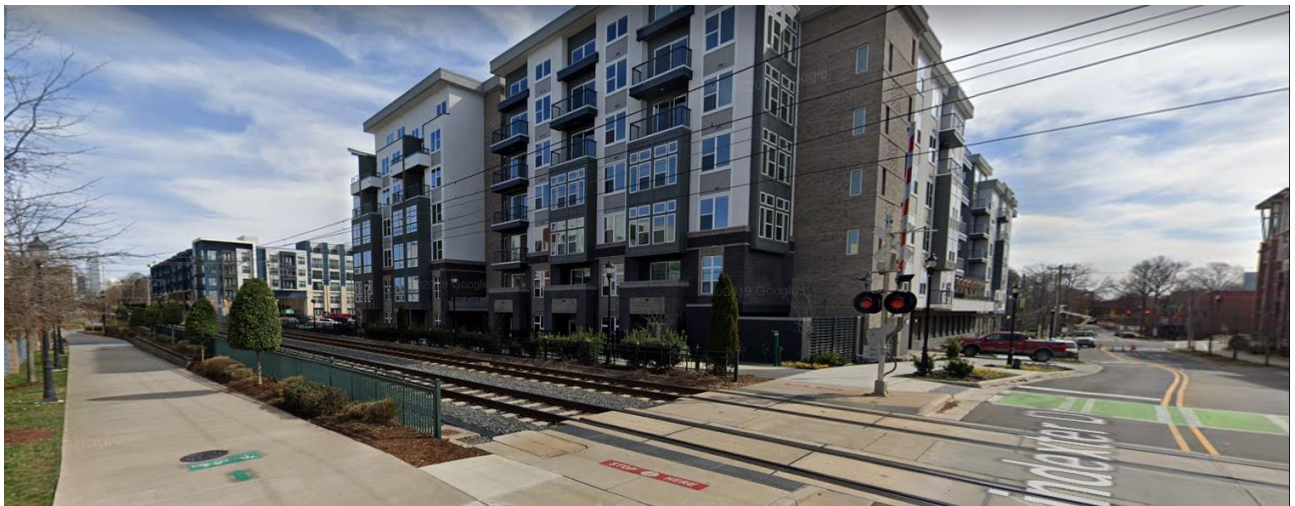
- The subject property is zoned TOD-M(O) and is developed with an office and surrounded by office, retail, warehouse, and multifamily residential development with predominantly TOD zoning.
- The subject site was part of petition 2008-101 (The Silos) that rezoned 2.95 acres to TOD-M(O) to allow transit oriented development. The request committed to a minimum of 20 percent of the development being devoted to office uses such as retail, office, restaurants, and personal services, with an optional provision to allow an increase in maximum allowable height from 120 feet to 200 feet.



The subject property is developed with an office. The building is also adjacent to the Lynx Blue Line.

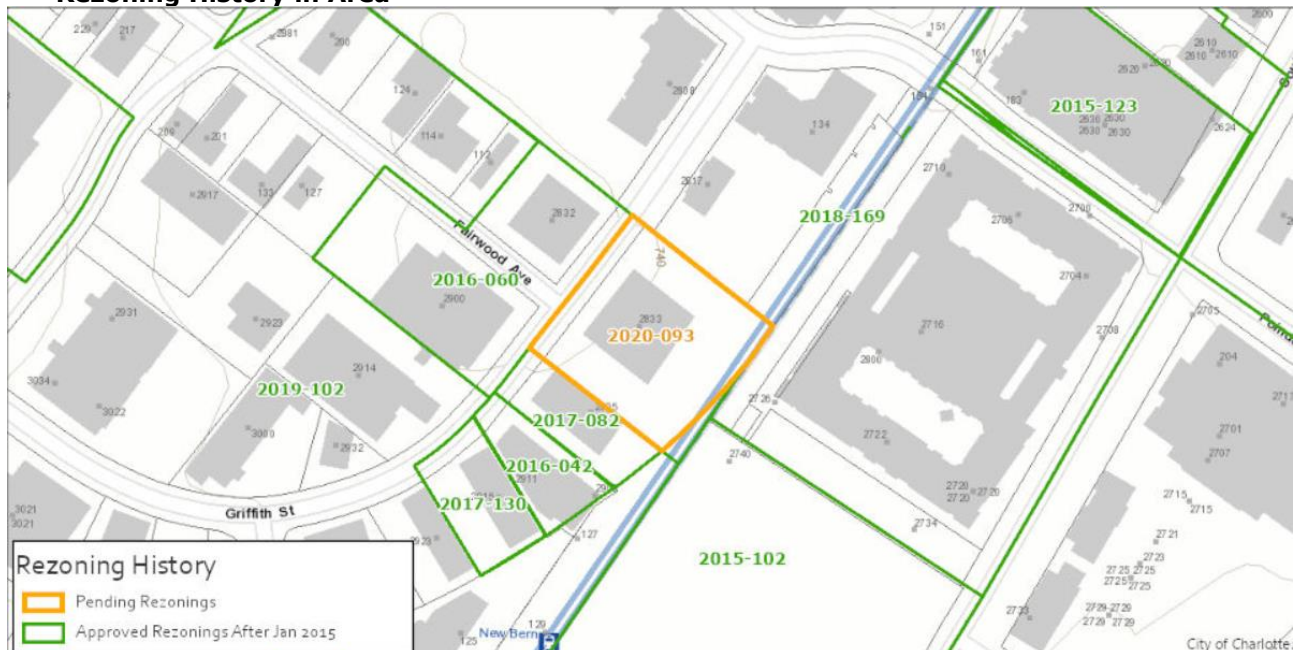


The rezoning site is surrounded by a mix of office/warehouse, residential, and retail uses.



The site lies adjacent to the LYNX Blue Line.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Rezoned 1,771 acres under a range of zoning districts to one of four TOD districts.	Approved
2018-169	Text amendment replacing 3 existing TOD districts with 4 new TOD districts and regulations.	Approved
2017-130	Rezoned 0.42 acres to TOD-M.	Approved
2017-082	Rezoned 0.39 acres to TOD-M.	Approved
2016-060	Rezoned 1.5 acres to TOD-M.	Approved
2015-123	Rezoned 1.6 acres to TOD-R(O).	Approved

- Public Plans and Policies**



- The *New Bern Station Area Plan* (2008) recommends a mixed-use transit supportive uses and design guidelines for the subject site, and as modified by petition 2008-101.

- TRANSPORTATION CONSIDERATIONS**

- The site is located on a Griffith Street, a local road, in between New Bern Street and Poindexter Drive. Additionally, this site is located within 500 feet of LYNX Blue Line's New Bern Station with the Rail Trail running through the southeast section of the site. Currently, Griffith Street has wide sidewalks and planting strips, however, an additional 12-ft multi-use path, that may also serve as Fire/EMS access, should be installed by the petitioner to connect Griffith Street to the rail. This connection will increase the bicycle and pedestrian connectivity, in accordance with Charlotte's BIKES and WALKS plans.
- CDOT supports this proposed rezoning of parcels along the LYNX Blue Line and will work with the developer to upgrade the street network and streetscape in accordance with TOD standards.
- Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 150 trips per day (based on 13,328 square foot office).
 Entitlement: Too many uses to determine (based on current TOD-MO zoning; general guidance from planning).
 Proposed Zoning: Too many uses to determine (based on proposed TOD-UC zoning; general guidance from planning).

DEPARTMENT COMMENTS (see full department reports online)

- Charlotte Area Transit System:** See advisory comments at www.rezoning.org.
- Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org.
- Charlotte Fire Department:** See advisory comments at www.rezoning.org.

- **Charlotte-Mecklenburg Schools: Charlotte-Mecklenburg Schools:** The subject property is zoned TOD-M(O) and the current use is office. The number of students potentially generated under current zoning: TBD. The TOD-UC zoning has too many possible uses to calculate student impact. Number of students this development may add to the schools in this area: TBD.
 - The following data is as of the 2019-20 school year:
 - Dilworth (Sedgefield Campus K-2): 66% - TBD
 - Dilworth (Latta Campus 3-5): 64% - TBD
 - Sedgefield Middle: 73% - TBD
 - Myers Park High: 125% - TBD
 - See advisory comments at www.rezoning.org.
- **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 6-inch water distribution main located along Griffith Street.
- **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
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Claire Lyte-Graham