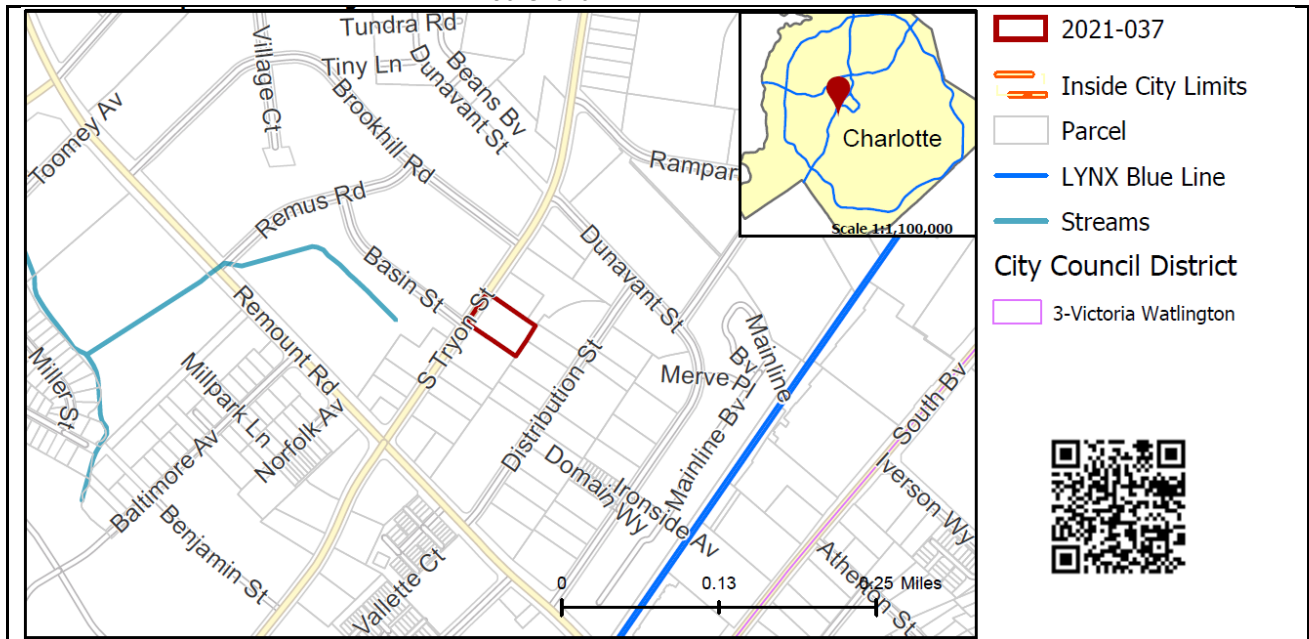


REQUEST

Current Zoning: TOD-NC (transit oriented development – neighborhood center)
Proposed Zoning: TOD-UC (transit oriented development – urban center)

LOCATION

Approximately 0.76 acres located along the east side of South Tryon Street, north of Remount Road, and west of South Boulevard.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-UC (transit oriented development – urban center) zoning district on a parcel developed with a building for retail uses along South Tryon Street.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

5G Enterprises, LLC
Providence Group Capital, LLC
Keith MacVean, Moore & Van Allen
Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *New Bern Station Area Plan* recommendation for transit-mixed use.

Rationale for Recommendation

- The site is within a ½-mile walk of the proposed Rampart Station.
- The proposal allows a site that is currently used for auto-repair purposes to be redeveloped with a transit supportive project.
- The parcels were rezoned from I-2 to TOD-NC as part of petition 2019-102.
- The TOD-UC district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.

- The use of conventional TOD-UC zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

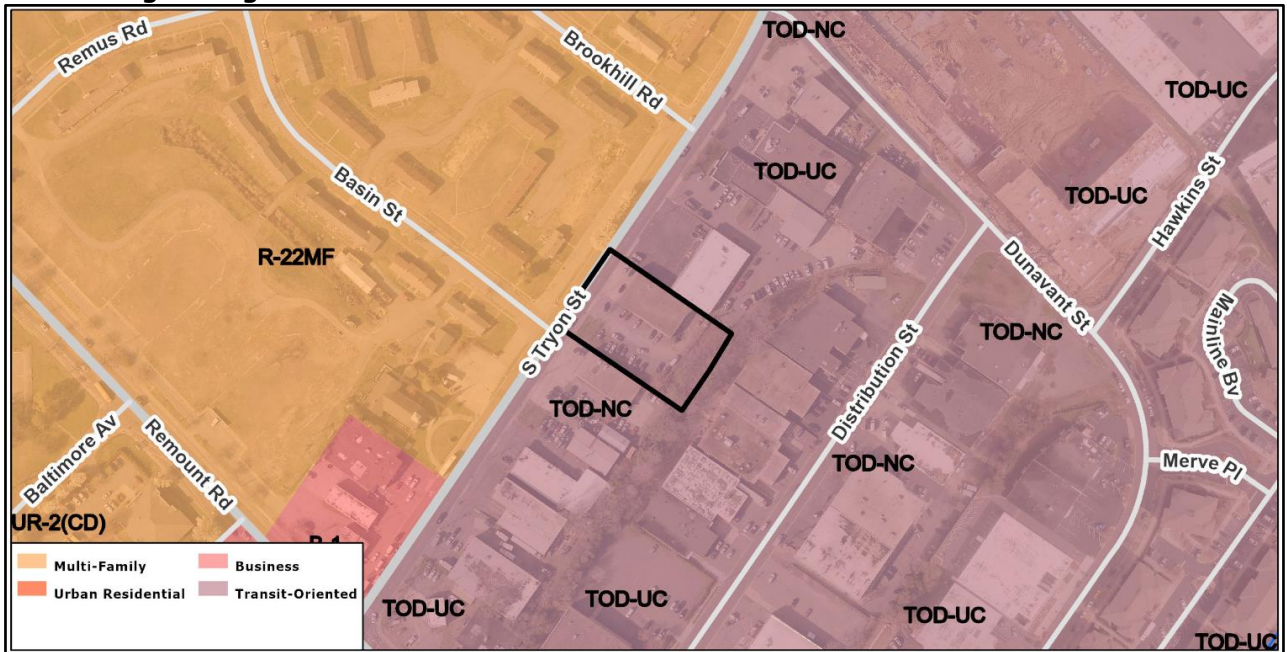
PLANNING STAFF REVIEW

- **Proposed Request Details**

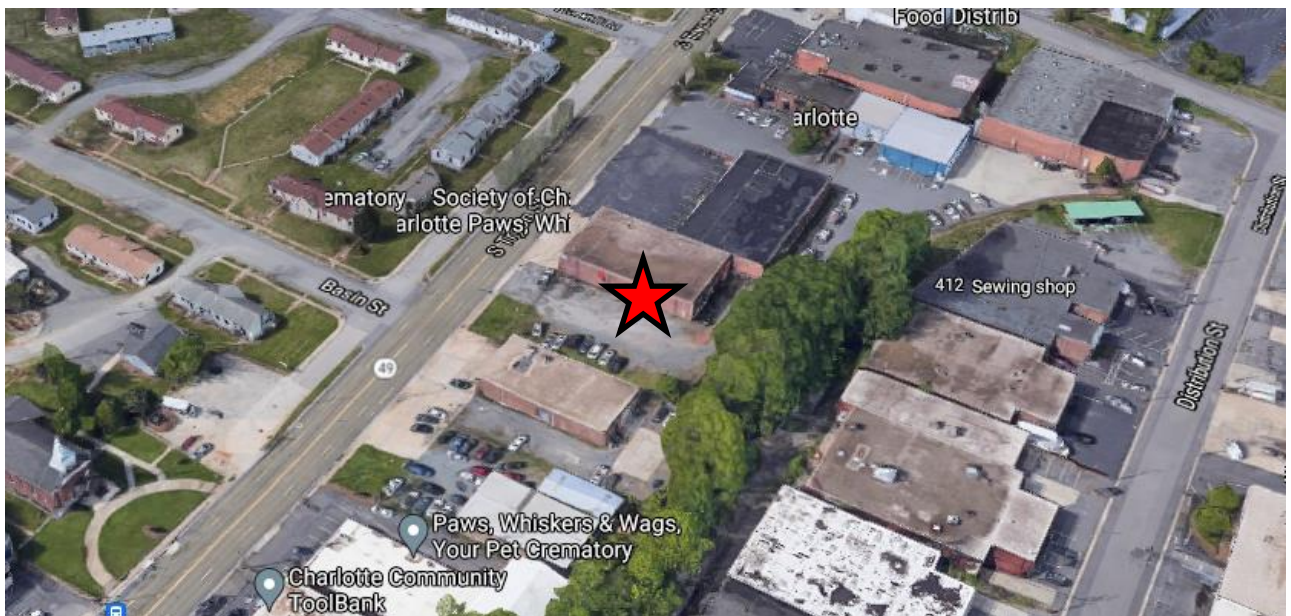
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the TOD-UC (transit oriented development – urban center) zoning district.

- **Existing Zoning and Land Use**



- The parcel was rezoned in 2019 to TOD-UC as part of 1,771.18 acres rezoned from a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.



- The site (red star above) is in an area with a number of uses including multi-family residential, office/industrial/warehouse, and retail uses.



- North of the site is a building previously for office/industrial purposes.



- West of the site are multi-family residential units.

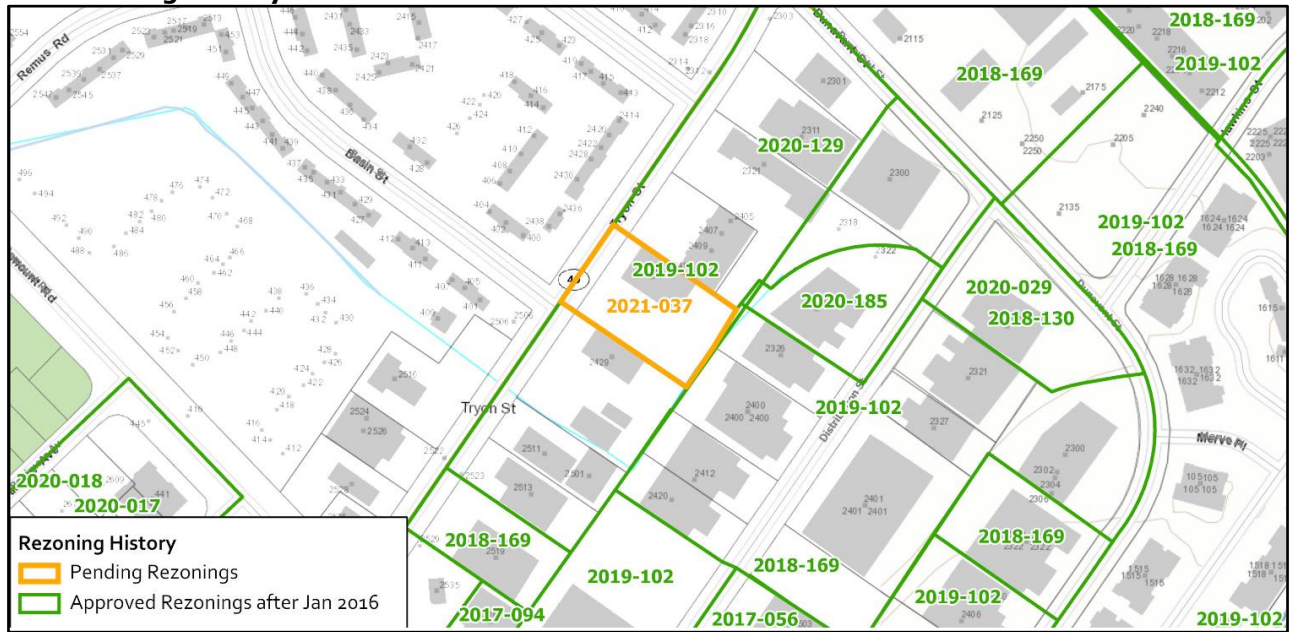


- South of the site are retail uses.



- East of the site are warehouse and distribution uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-185	Rezoned 0.808 acres from TOD-NC to TOD-UC.	Approved
2020-129	Rezoned 3.264 acres from TOD-NC to TOD-UC.	Approved
2020-029	Rezoned 1 acre from TOD-M(O) to TOD-NC.	Approved
2020-018	Rezoned 0.917 acres from R-22MF to UR-2(CD).	Approved
2020-017	Rezoned 2.75 acres from R-22MF to MUDD(CD).	Approved
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations. The amendment resulted in 3 existing conventional districts translating to the new TOD-CC +.	Approved
2018-130	Rezoned 0.97 acres from I-2 to TOD-M(O).	Approved
2017-056	Rezoned 1.33 acres from I-2 to TOD-M.	Approved

- **Public Plans and Policies**



- The *New Bern Station Area Plan (2008)* recommends transit oriented mixed use.

- **TRANSPORTATION SUMMARY**

- This site is located at the corner of Tryon Street, a state-maintained major thoroughfare, across from Basin Street, a city-maintained local street. This site is within a half mile of the proposed Rampart Street Station and a new pedestrian beacon will be installed at Tryon and Dunavant St. northeast of the site. The site is requesting a TOD-UC zoning and will be subject to transportation improvements in accordance with the TOD Ordinance and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with the TOD-zoned areas.

- **Active Projects:**

- South Tryon Corridor Implementation
 - The project will implement pedestrian hybrid beacons, bulb-outs, and pavement markings at various locations along South Tryon Street between Clanton Road and Carson Boulevard.
 - Dunavant/Brookhill Hybrid Beacon currently under construction.
 - Construction: A crosswalk and hybrid beacon are currently being constructed at Dunavant Street and South Tryon Street.
- South End Ped/Bicycle Connector
 - This planning study will determine the cost and feasibility of constructing a new transit station, between Tremont Avenue and Remount Road, and a pedestrian/bicycle crossing within the same area.
 - Construction: TBD; planning to finish end Q1 2020

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (7,020 square feet of auto-repair retail uses).

Entitlement: Too many uses to determine (TOD-NC).

Proposed Zoning: Too many uses to determine (TOD-UC).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** No comments submitted.
- **City Arborist:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry:** No comments submitted.

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

Planner: Holly Cramer (704) 353-1902