

**REQUEST** Current Zoning: B-1 (neighborhood commercial), B-2 (highway commercial) and I-2 (general industrial)  
Proposed Zoning: TOD-M (transit oriented development – mixed-use)

**LOCATION** Approximately 4.78 acres located east of 13th Street, west of Belmont Avenue between North Brevard Street and North Davidson Street. The properties are located on two adjacent blocks divided by North Caldwell Street.  
(Council District 1 - Kinsey)

**SUMMARY OF PETITION** The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed-use) zoning for a 4.78 acre site that is located along the Blue Line Extension, within a ½ mile walk of the proposed Parkwood light rail station, and is also within the Optimist Park neighborhood. Uses allowed in the TOD-M district include office, residential, retail and civic uses.

**PROPERTY OWNER** Numerous  
**PETITIONER** White Point Paces Properties, LLC  
**AGENT/REPRESENTATIVE** John Carmichael, Robinson Bradshaw and Hinson

**COMMUNITY MEETING** Meeting is not required.

**STATEMENT OF CONSISTENCY** The Zoning Committee found this petition to be consistent with the *Blue Line Extension Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends transit supportive development for this 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:

- It is consistent with the *Blue Line Extension Transit Station Area Plan* recommendation for transit supportive development; and
- Rezoning will allow site to convert to transit supportive land uses; and
- Redevelopment will support the revitalization of this part of Optimist Park neighborhood; and
- Conventional TOD-M (transit oriented development – mixed-use) applies standards and regulations to create the desired form and intensity of transit supportive development;

By a 7-0 vote of the Zoning Committee (motion by Commissioner Labovitz seconded by Commissioner Dodson).

**ZONING COMMITTEE ACTION** The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**VOTE**

Motion/Second:	Labovitz/Wiggins
Yeas:	Dodson, Eschert, Labovitz, Lathrop, Majeed, Sullivan, and Wiggins
Nays:	None
Absent:	None
Recused:	None

**ZONING COMMITTEE DISCUSSION** Staff provided an overview of the petition. There was no further discussion.

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
**(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))**

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
  - The *Blue Line Extension Transit Station Area Plans* (2013) recommends transit oriented development for this site and for other adjacent properties.
  - The petition supports the *General Development Policies-Environment* by providing transit-supportive development and by developing an infill site, thereby minimizing further environmental impacts while accommodating growth.
- **TRANSPORTATION CONSIDERATIONS**
  - No issues.

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

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Charlotte Fire Department:** No comments received.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
  - Transportation Review
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Engineering and Property Management Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review

**Planner:** Sonja Strayhorn Sanders (704) 336-8327