

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 and is within the Optimist Park neighborhood and is within a ½ mile walk of the proposed Parkwood light rail station. Uses allowed in the TOD-M district include office, residential, retail and civic uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Numerous White Point Paces Properties, LLC John Carmichael, Robinson Bradshaw and Hinson

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Blue Line Extension Transit Station Area Plan</i> recommendation for transit supportive development.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The site is between ¼ and ½ mile walk distance from the Parkwood Transit Station on the LYNX Blue Line Extension. • This site and all other parcels on the blocks on which the site is located are recommended for mixed use transit supportive development. • The proposal will allow property currently undeveloped and used for truck and vehicle parking to convert to transit supportive land uses. • The addition of transit supportive land uses on this and nearby sites will support the revitalization of this part of the Optimist Park neighborhood which is primarily industrial and where heavy industrial uses are not well screened and are visually unattractive, adversely impacting the single family character of the neighborhood. • 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. • A conditional site plan is not necessary to ensure compliance with the area plan recommendations or to address site specific issues.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-M (transit oriented development – mixed-use) zoning district.
- **Existing Zoning and Land Use**
 - The subject property is zoned B-1 (neighborhood business), B-2 (general business) and I-2 (heavy industrial) and developed with an automotive garage, at the corner of Belmont Avenue and North Davidson Street and a residential structure used as a beauty salon, at the corner of East 13th Street and North Davidson Street. The remainder of the property is vacant.
 - The surrounding area has a range of uses from single family, north of the site, at the corner of Belmont Avenue and North Brevard Street and within R-8 (single family residential) zoning;

multi-family residential, north and south of the site and within R-22MF (multi-family residential) and MUDD-O (mixed use development, optional) zoning; and, industrial uses including warehouses, automotive repair and automotive junkyards within B-2 (general business) and I-2 (heavy industrial) zoning.

- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2014-23 approved a MUDD(CD) SPA (mixed use development, conditional, site plan amendment) for 2.15 acres located on the south corner at the intersection of North Caldwell Street and East 16th Street to reduce the overall number of multi-family dwelling units from 150 to 120 and allow a "for rent" option.
- **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**
 - Although the wide variety of uses allowed under this proposed zoning district makes it difficult to predict the trip generation for the site, CDOT supports intense development in close proximity to rail transit stations. Pedestrians and bicyclists will be able to connect to the Parkwood transit station via the shared use path to be constructed with the Blue Line Extension. This site will not be allowed access from North Caldwell Street due to limited vertical and horizontal intersection sight distance. Site access will be allowed from Belmont Avenue and North Brevard Street. CDOT is planning for a possible traffic signal to be installed at the North Caldwell Street/ Parkwood Avenue/Belmont Avenue intersection, which will help moderate vehicle speeds on Parkwood and provide an improved pedestrian crossing location.
 - **Vehicle Trip Generation:**
Current Zoning: 900 trips per day (retail and industrial uses)
Proposed Zoning: Will allow a wide variety of trip generation based on the proposed zoning classification.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** No issues.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.
- **Urban Forestry:** No comments received.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review

- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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