

**REQUEST** Current Zoning: I-2 (General Industrial)  
Proposed Zoning: TOD-M (transit oriented development – mixed-use)

**LOCATION** Approximately 0.83 acres located on the southeast corner at the intersection of Belmont Avenue and 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 0.83 acre site that is located within a ½ mile walk of the Parkwood Transit Station on the LYNX Blue Line Extension. Uses allowed in the TOD-M (transit oriented development – mixed-use) district include office, residential, retail and civic uses.

**PROPERTY OWNER** Thomas and Linda Hunter; Carroll and Barbara Hunter  
**PETITIONER** White Point Paces Properties, LLC (c/o Jay Levell)  
**AGENT/REPRESENTATIVE** John Carmichael

**COMMUNITY MEETING** Meeting is not required.

**STATEMENT OF CONSISTENCY**

- The Zoning Committee found this petition to be consistent with the *Blue Line Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
  - The *Blue Line Extension Transit Station Area Plans* recommends transit supportive uses for the subject 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:
  - The subject site is within a ½ mile walk of the Parkwood Transit Station on the Blue Line Extension; and
  - The proposed rezoning allows a vacant site zoned for industrial use to be developed with transit supportive uses; and
  - 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; and
  - TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances and screening; and
  - The plan for the area does not have a specific height limit and the TOD-M standards will provide a height transition between nearby single family homes and taller buildings;

By a 6-0 vote of the Zoning Committee (motion by Majeed seconded by Eschert).

**ZONING COMMITTEE ACTION** The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

**VOTE**

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

**ZONING COMMITTEE DISCUSSION** Staff noted that this is a conventional request that allows all uses permitted in the ordinance for this district. Staff also noted that this petition is consistent with the *Blue Line Extension Transit Station Area Plan*, which recommends transit supportive uses for this site.

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

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**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 Plan* (2013) recommends a mix of transit supportive uses (residential, retail, civic and office) for this site and other properties in the Parkwood transit station area.
  - The Structure Map included in the Plan indicates that height should be governed by the zoning ordinance.
- **TRANSPORTATION CONSIDERATIONS**
  - This site is located at the un-signalized intersection of a minor thoroughfare and a major thoroughfare. North Caldwell Street, the site's northern boundary, is within the Northeast Transit Corridor Infrastructure (NECI) Program boundary. CDOT supports intensification of development that accommodates multimodal transportation facilities within this transit station area and has not identified any negative impacts to the transportation facilities in the area.
  - **Vehicle Trip Generation:**  
Current Zoning:
    - Existing Use: 0 trips per day (based on industrial storage uses).
    - Entitlements: 45 trips per day (based on 12,500 square feet of warehouse uses).Proposed Zoning: Too many uses to determine trips per day.

**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.

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

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services 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
  - Transportation Review