

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 PETITIONER AGENT/REPRESENTATIVE	Thomas and Linda Hunter; Carroll and Barbara Hunter White Point Paces Properties, LLC (c/o Jay Levell) John Carmichael
COMMUNITY MEETING	Meeting is not required.

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>, which recommends transit supportive uses for this site.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is within a ½ mile walk of the Parkwood Transit Station on the Blue Line Extension. • The proposed rezoning allows a vacant site zoned for industrial use to be developed with transit supportive uses. • 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. • TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances and screening. • 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.
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- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
 - The subject property is zoned I-2 (general industrial) and is vacant.
 - Surrounding properties west of Belmont Avenue are sparsely developed with warehouse uses, multi-family residential uses, a residential structure used as a beauty salon, and the CATS bus garage in I-2 (general industrial), MUDD-O (mixed use development, optional), B-2 (general business) and TOD-M (transit oriented development - mixed-use) districts.
 - Properties located east of Belmont Avenue are zoned R-8 (single family residential), R-22MF (multi-family residential), B-2 (general business), I-2 (general industrial), UR-2(CD) (urban residential, conditional), MUDD (mixed use development) and MUDD(CD) (mixed use development, conditional) and developed with single family and multi-family residential dwellings, office and warehouse uses, and an automotive garage.
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2015-125 rezoned 4.78 acres located east of 13th Street and west of Belmont Avenue, between North Brevard Street and North Davidson Street, to TOD-M (transit oriented development – mixed-use) to allow all transit supportive uses per conventional TOD-M (transit

- oriented development – mixed-use) zoning.
- Petition 2014-23 approved a MUDD(CD) SPA (mixed use development, conditional, site plan amendment) for 2.15 acres on the south corner of the intersection of North Caldwell Street and East 16th Street. The request allowed the reduction of the overall number of multi-family dwelling units from 150 to 120 and allowed a “for rent” option.
 - **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.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- 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

Planner: Sonja Strayhorn Sanders (704) 336-8327