



Zoning Committee

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<b>REQUEST</b>	Current Zoning: B-1 (neighborhood business) Proposed Zoning: MUDD-O (mixed use development, optional)
<b>LOCATION</b>	Approximately 0.844 acres located on the northwest and southwest corners of Harrill Street and Belmont Avenue. (Council District 1 - Egleston)
<b>PETITIONER</b>	City of Charlotte-Real Estate

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Belmont Area Revitalization Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail uses.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- Sites are located at a neighborhood node in the Belmont Neighborhood, and will provide neighborhood serving uses possibly to include an eating/drinking/entertainment establishment that are convenient to residents; and
- The rezoning proposes reuse of the existing commercial structures; and
- Fenestration improvements will be provided to the existing commercial structures, and the pedestrian system will be enhanced; and
- Site layouts are designed to match the historic neighborhood character, with no parking located between the buildings and public streets.

Motion/Second: Majeed / Nelson  
Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

A committee member asked for clarification from CDOT concerning trip generation numbers. CDOT staff responded that trip generation numbers are general guidance applied to any site not specific to the uses proposed on the site but based on the square footage approximated at a higher limit. There was no further discussion of this petition.

**Planner**

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