



## Zoning Committee Recommendation

Rezoning Petition 2023-015

April 30, 2024

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### REQUEST

Current Zoning: ML-2 (manufacturing and logistics, 2)  
Proposed Zoning: TOD-NC(CD) (transit oriented development, neighborhood center, conditional)

### LOCATION

Approximately 4.54 acres located in the southwest quadrant of the intersection of Wilkinson Boulevard and Remount Road, north of Parker Drive.  
(Council District 3 - Brown)

### PETITIONER

Tribek Properties

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

#### To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) calls for Community Activity Center.

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

- The site is within a ¼-miled walk of the adopted Remount Station along the proposed LYNX Silver Line.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- This site would be traversed by the proposed current alignment of the LYNX Silver Line. Considering this future infrastructure that would impact the site, this petition proceeded as a conditional rezoning to include notes regarding light rail right-of-way reservation by the petitioner for future acquisition by the City. These conditions in the rezoning ensure that the petitioner is working in collaboration with Charlotte Area Transit System (CATS) to accommodate a critical transportation project.

- The site will adhere to all TOD-NC standards and regulations to create the desired form and intensity of transit supportive development. Such standards and requirements include streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- This rezoning would bring the site under a zoning district that is complimentary to the Silver Line and consistent with the recommendation for the Community Activity Center Place Type.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

Motion/Second: Sealey / Whilden

Yeas: Neeley, Russell, Sealey, Welton, Whilden, Winiker

Nays: None

Absent: Lansdell

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Chairperson Welton asked staff about the timeline of the reservation area. Staff responded that if the alignment of the station were to change then the reservation may no longer apply. But the reservation area is maintained in perpetuity in the meantime.

Commissioner Russell asked if the site would have to rezone to a district other than TOD if the alignment were to change or if the Silver Line were not to happen. Staff responded that the alignment of the Silver Line path would have to change fairly drastically for the site to fall out of TOD applicability based on distance to a station.

There was no further discussion of this petition.

#### **PLANNER**

Holly Cramer (704) 353-1902