



Zoning Committee

REQUEST

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 0.844 acres located on the northwest and southwest corners of Harrill Street and Belmont Avenue.
(Council District 1 - Egleston)

PETITIONER

City of Charlotte-Real Estate

**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

Sonja Sanders (704) 336-8327