

<b>REQUEST</b>	Current Zoning: UR-2, urban residential Proposed Zoning: MUDD(CD), mixed use development district, conditional
<b>LOCATION</b>	Approximately 2.35 acres located on the northwest corner of East 10 <sup>th</sup> Street and Seigle Avenue.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone 2.35 acres to allow the development of 240 multi-family residential dwelling units at a density of 102 units per acre.
<b>Property Owner Petitioner Agent/Representative</b>	Housing Authority of the City of Charlotte Housing Authority of the City of Charlotte N/A
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <p><b>Update: The following outstanding issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. Note 2D has been revised to read "All freestanding lighting and exterior lighting on buildings will be shielded with full cutoff fixture so as to minimize the impact from lights that may be visible from nearby properties".</li> <li>2. Note 3G has been revised to read "The petitioner reserves the right to count existing parallel parking spaces on the development side along Greenway Crescent Lane, Seigle Avenue, and East 10<sup>th</sup> Street toward the minimum required for the project".</li> <li>3. Location of the recycling and dumpster containers have been shown in the parking deck.</li> <li>4. 8,000 square feet minimum has been listed for the proposed courtyards.</li> <li>5. Urban open space has been listed.</li> <li>6. Location of stormwater detention has been shown on the site plan. The detention area should be located away from the proposed greenway area and/or designed such that a smaller water quality feature is used, which will complement the greenway.</li> <li>7. Note 3A has been removed.</li> <li>8. 12<sup>th</sup> Street has been labeled on site plan.</li> <li>9. Eight-foot planting strip and six-foot sidewalk has been labeled along East 10<sup>th</sup> Street.</li> <li>10. 10 foot easement has been granted and shown along 12<sup>th</sup> Street. Note has been added that Park and Recreation will complete the construction of the path and or sidewalk.</li> <li>11. Note has been added that petitioner will seek approval through the abandonment process for the portion of Seigle Point Drive that crosses the properties to be rezoned.</li> <li>12. Provide conceptual elevations for all portions of the building that face the public rights-of-way as the current elevation does not represent a building 80 feet in height.</li> </ol>
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13. LUESA comments have been addressed.  
 14. The petitioner provided conceptual elevations for all portions of the building that face the public rights-of-way representing a building 80 feet in height.-

<b>VOTE</b>	Motion/Second: Rosenburgh/Allen Yeas: Allen, Griffith, Locher, Rosenburgh, and Simmons Nays: None Absent: Howard and Walker Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted that it is consistent with adopted plans. Staff noted that all outstanding site plan issues had been addressed. One Commissioner asked if staff's concern about the elevations had been addressed. Staff responded that the elevations provided were representative of the proposed building. For this reason staff concerns had been resolved.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Belmont Revitalization Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Rosenburgh seconded by Commissioner Allen).
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

### FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

#### PLANNING STAFF REVIEW

- **Proposed Request Details**  
 The site plan accompanying this petition contains the following provisions:
  - Up to 240 multi-family residential units at a density of 102 units per acre.
  - A maximum building height of 80 feet.
  - Eight-foot planting strip and six-foot sidewalk along Seigle Avenue.
  - A structured parking deck wrapped by residential units.
  - Gated access to the site from the public right of way.
- **Public Plans and Policies**
  - The *Belmont Revitalization Plan* (2003), as amended by Rezoning Petition 2003-125, recommends urban residential development on the subject parcel.
- **STAFF RECOMMENDATION (Updated)**
  - Staff agrees with the recommendation of the Zoning Committee.

#### PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Schools:** No issues.

#### ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** No issues.
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#### **OUTSTANDING ISSUES**

No issues.

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

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

**Planner:** Solomon Fortune (704) 336-8326