
REQUEST	Current Zoning: UR-2, urban residential Proposed Zoning: MUDD(CD), mixed use development district, conditional
LOCATION	Approximately 2.35 acres located on the northwest corner of East 10 th Street and Seigle Avenue.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Belmont Revitalization Plan</i> .
Property Owner	Housing Authority of the City of Charlotte
Petitioner	Housing Authority of the City of Charlotte
Agent/Representative	N/A
Community Meeting	Meeting is required and has been held. Report available online.

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.

- **Existing Zoning and Land Use**

The subject site was rezoned to UR-2 (Petition 2003-125) and is currently vacant. The property to the north is currently zoned UR-2 and being developed with multi-family structures. The property to the east is zoned MUDD(CD) and currently developed with commercial structures but can be developed with a mixed-use structure per the recent rezoning listed below. The property to the south is zoned B-1 and R-22MF and developed with commercial and residential structures.

- **Rezoning History in Area**

The most recent rezoning in the area was Petition 2007-051, which rezoned 6.4 acres located on the northeast corner of Seigle Avenue and East 10th Street to MUDD(CD) to allow a mixed-use structure limited to 100 feet in height.

- **Public Plans and Policies**

- The *Belmont Revitalization Plan* (2003), as amended by Rezoning Petition 2003-125, recommends urban residential development on the subject parcel.
- The petition is consistent with The *Belmont Revitalization Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 500 trips per day.

Proposed Zoning: 960 trips per day.

CDOT: Requests that the petitioner construct a raised pedestrian refuge at the intersection of 10th Street and 12th Street.

Charlotte Fire Department: No issues.

CATS: No issues.

Connectivity: No issues.

Schools: The proposed development would generate 176 students. The net change in number of students generated from existing zoning to the proposed zoning is 176 students.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: The petitioner should remove note 3A related to storm water detention.

LUESA: Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction.

Groundwater and Wastewater Services requests the addition of a note which states that any dewatering activities conducted during the project will be conducted such that it is compliant with the Mecklenburg County Groundwater Well Regulations and does not result in the mobilization and subsequent discharge of contaminated groundwater resulting from the adjacent Mid Town Market (NC Incident #27547).

Site Design: The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

This site meets minimum ordinance standards.

OUTSTANDING ISSUES

The petitioner should:

1. Revise note 2D 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".
2. Revise note 3G 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 10th Street toward the minimum required for the project".
3. Add a note specifying and show the location of the recycling and dumpster containers.
4. Specify percentage or square footage of the proposed courtyards.
5. Label open space as urban open space.
6. Show possible location of stormwater detention. 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.
7. Remove note 3A.
8. Label 12th Street on site plan.
9. Provide and label the eight-foot planting strip and six-foot sidewalk along East 10th Street.
10. Add a note that the Charlotte Housing Authority will grant a ten-foot easement along 12th Street for the greenway. Show and label area of the easement.

11. Provide and show an eight-foot planting strip and ten-foot sidewalk along 12th Street per Park and Recreation's request.
12. Add note that petitioner will seek approval through the abandonment process for the portion of Seigle Point Drive that crosses the properties to be rezoned.
13. 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.
14. Address CDOT comments.
Address Park and Recreation's comments about granting a ten-foot easement, eight-foot planting strip and ten-foot sidewalk along 12th Street.
15. Address LUESA comments.

Attachments Online at www.rezoning.org

Application
CATS Review
CDOT Review
Charlotte Fire Department Review
CMS Review
Community Meeting Report
LUESA Review
Park and Recreation Review
Site Plan
Storm Water Review

Planner: Solomon Fortune (704) 336-8326