

REQUEST	Current Zoning: R-5, single family residential and B-1, general business Proposed Zoning: UR-3(CD), urban residential, conditional
LOCATION	Approximately 0.682 acres located on the north corner of Belmont Avenue and Allen Street.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes to accommodate up to 16 age-restricted residential units at a density of 23.46 units per acre, and 5,600 square feet of retail and office.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>Belmont Area Revitalization Plan</i> , which recommends residential land uses at a density of five dwelling units per acre. However, the site currently contains a convenience store and duplexes and the proposed site design and building appearance are compatible with the surrounding predominantly single family development. In addition, the inclusion of senior housing provides for a mix of housing opportunities.
Property Owner	Roger and Perina Stewart
Petitioner	Roger and Perina Stewart
Agent/Representative	John Mang and Douglas Burns, Perkins Eastman Architects
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 16 duplex and townhome units.

Retail and office space consisting of no more than 5,600 square feet located in a two-story building connected to the proposed residential units.

Outdoor seating for carry out dining, or coffee/sandwiches from the proposed retail component.

Proposed 20-foot setback which is generally consistent with surrounding development.

Maximum 40-foot building height which is consistent with surrounding R-5 zoning designation and development.

Provision of 16 parking spaces, with eight on-street spaces and a gated garage containing eight spaces will be located under the residential units.

Buildings will have a single family dwelling appearance along street fronts (Belmont Avenue and Allen Street).

Roll out carts and recycling bins will be fully enclosed in building.

Existing Zoning and Land Use

The site is currently developed with two duplexes and a retail store. The subject parcel is surrounded by single family homes, duplexes, triplexes, and commercial/retail uses on properties zoned R-5 and B-1.

Rezoning History in Area

Approximately 2.3 acres located on the north and south sides of Belmont Avenue between Harrill and Pegram Streets were rezoned in 2003 from B-1 to R-5, to implement the recommendations of the *Belmont Area Revitalization Plan* for single family development on these parcels.

Public Plans and Policies

The *Belmont Area Revitalization Plan* (2003) recommends residential land uses at a density of up to five dwelling units per acre.

This petition is inconsistent with the *Belmont Area Revitalization Plan*. However, the site currently contains a convenience store and duplexes and the proposed site design and building appearance are compatible with the surrounding predominantly single family development. In addition, the inclusion of senior housing provides for a mix of housing opportunities.

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

Current Zoning: 800 trips per day.

Proposed Zoning: 300 trips per day.

CDOT:

The loading zone for the handicap parking space should be a minimum eight feet in width, as required per the *Charlotte Land Development Standards*.

The site plan shows on-street parking spaces. The roads are currently wide enough for on street parking, but the parking will not be striped.

Charlotte Fire Department: No comments received.

CATS: No issues.

Connectivity: No issues.

Schools: The proposed development would generate no students. The net change in number of students generated from the existing zoning to proposed zoning is zero students.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: Requests that the following statement be added to the site plan:

Each parcel shall be inspected for underground storage tanks prior to any demolition or grading activity. Any underground storage tanks identified shall be removed per NCDENR guidelines.

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

Minimizes impacts to the natural environment by building on an infill lot.

OUTSTANDING ISSUES

The petitioner should:

1. Confirm that the Floor Area Ratio (FAR) has been calculated correctly and revise the number on the site plan if needed.
2. Provide calculations showing that the development adheres to Section 9.403(3) of the City of Charlotte Zoning Ordinance. This section of the code requires that in the UR-3 district commercial uses must be combined with residential uses in the same structure and be limited in floor area to two times the size of the building footprint.
3. Add a note to the site plan and modify the elevations to limit the maximum building height to thirty feet to be more compatible with the surrounding single-story residential development.

4. Correct the note identifying the maximum number of nonresidential parking spaces from one space per 500 square feet to one space per 400 square feet, per Section 9.408(1) of the City of Charlotte Zoning Ordinance.
 5. Identify what the area is that is shown on the site plan that is located between the portion of building where the roll out carts will be stored and the two-story townhomes.
 6. Provide a note on the site plan specifically stating that the outdoor seating will not be in the setback area, obstruct the sidewalk area or obstruct any doors.
 7. Provide a note on the site plan specifically stating that the proposed residential development is age-restricted and will be occupied only by persons age 55 and over.
 8. Revise the note regarding lighting to indicate that no wall pak lighting will be allowed.
 9. Specify how the garage will operate with respect to gaining access. In addition, the petitioner should confirm if the “Conceptual Under Building Parking Plan” provided at the bottom of the site plan shows an elevator or stairwell.
 10. Address all CDOT and LUESA comments.
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Attachments Online at www.rezoning.org

Application
CATS Review
CDOT Review
CMS Review
LUESA Review
Site Plan
Storm Water Review

Planner: Claire Lyte-Graham (704) 336-3782