



<b>REQUEST</b>	Current Zoning: R-5, single family residential and O-2(CD), office, conditional Proposed Zoning: MUDD-O, mixed use development district, optional and UR-C(CD), urban residential-commercial, conditional
<b>LOCATION</b>	Approximately 9.06 acres bounded by Harrill Street, East 16 <sup>th</sup> Street, Pegram Street and East 18 <sup>th</sup> Street.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes to retain the existing church sanctuary, gym, and playground and add multi-family residential, a recreation center, a child care center and associated parking, within a five block area.
<b>Property Owner</b>	St. Paul Baptist Church, Inc.
<b>Petitioner</b>	St. Paul Baptist Church, Inc.
<b>Agent/Representative</b>	Chris Ogunrinde for Neighboring Concepts
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 5-1 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. The petitioner has renamed the "elderly housing" component to "senior housing".</li> <li>2. The petitioner has revised the site plan to state the maximum building height is not to exceed three stories <u>and 40 feet</u>.</li> <li>3. The petitioner has provided a notarized letter from Charlotte-Mecklenburg Schools (CMS) that states St. Paul's Church allows Hawthorne High School use of their facilities, including their parking lots, for special events. And in return, St. Paul's Baptist Church may have exclusive use of the Hawthorne High School parking facilities from 7:00 a.m. to 3:00 p.m. on Saturdays and Sundays.</li> <li>4. The petitioner has revised the site plan to identify off-street parking spaces in Blocks A, B, C and D that are being used for the church facility in Block E.</li> <li>5. The petitioner has added a note that identifies on-street parking available for Block E (properties to be zoned MUDD).</li> <li>6. The petitioner has modified the internal parking row, increased a side yard, added a tree in the parking lot, and added a tree adjacent to the proposed garden area in Block A; increased the planting strip and added trees within the planting strip, and converted parking spaces to compact to accommodate the increased planting strip and buffers within Block C; and added a street tree and a tree internal to the site within Block D.</li> <li>7. The petitioner has added language to Development Note J6 to provide more specificity on exterior building materials. The added language states: "Only non-vinyl and non-metal siding are allowed. Fiber cement siding, such as hardie plant, is allowed. Vinyl trim and shutters are allowed."</li> <li>8. The petitioner has added a table to the site plan that identifies dwelling unit per acre calculation for Blocks A-D.</li> <li>9. The petitioner corrected the site plan to note that there are 14 spaces in the northernmost parking row of parking within Block C.</li> </ol>
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<b>VOTE</b>	Motion/Second: Simmons/Allen Yeas: Allen, Dodson, Griffith, Simmons and Walker Nays: Randolph Absent: Rosenburgh Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted that the outstanding issues had been resolved. One Commissioner asked what the areas reserved for post construction would look like and if they would be underground. Staff responded that the site plan does not indicate that the detention would be underground. Another Commissioner expressed concern about the parking and if there is a need for the high-density residential uses in the neighborhood.
<b>STATEMENT OF CONSISTENCY</b>	The existing church and playground is found to be consistent with the <i>Belmont Revitalization Plan</i> and the new residential component and a portion of the associated parking is found to be inconsistent with the <i>Belmont Revitalization Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Griffith).
<b>MINORITY OPINION</b>	The minority of the Zoning Committee was concerned about the parking for the proposed uses. In addition, a concern was expressed about the single family homes being demolished to allow the development of high density housing thus changing the fabric of a small single family neighborhood.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the majority of the Zoning Committee.

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### 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:

- Block "A" proposed UR-C (CD) includes the following:
  - 60 elderly multi-family housing units.
  - Up to three (3) stories maximum building height.
  - 52 onsite parking spaces and 21 on-street parking spaces.
- Block "B" proposed UR-C (CD) includes the following:
  - 20 townhomes
  - Up to three (3) stories maximum building height.
  - 185 onsite parking space and 30 on-street parking spaces.
  - A concrete waiting pad for a CATS bus stop on Pegram Street.
- Block "C" proposed UR-C (CD) includes the following:
  - 25 "for-rent efficiency" multi-family units.
  - 9,900 square foot recreation center which is an accessory to the church.
  - 14,400 square foot child development center with up to 100 children.
  - Up to three (3) stories maximum building height.
  - 106 onsite parking spaces and 33 on-street parking spaces.
- Block "D" proposed UR-C (CD) includes the following:
  - 9 townhomes
  - Up to three (3) stories maximum building height.
  - 35 onsite parking spaces.
- Block "E" proposed MUDD-O includes the following:
  - Existing church, gym and playground with no new development proposed.
- Optional request for the existing streetscape to remain in place rather than comply with the MUDD district standards.

- **Public Plans and Policies**
    - The *Belmont Area Revitalization Plan* (2003) recommends institutional uses for the existing church site and single family residential at up to five dwellings per acre for the remainder of the site.
    - The existing church and playground are consistent with the *Belmont Area Revitalization Plan*. However, the new residential component and a portion of the associated parking are inconsistent with the plan.
  - **STAFF RECOMMENDATION (Updated)**
    - Staff Choose an item.
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#### **PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **Neighborhood & Business Services:** City Council approval of a waiver from the Housing Locational Policies will be required.
  - **Schools:** No issues.
  - **Park and Recreation:** No comments received.
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#### **ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
    - Meets minimum ordinance standards.
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#### **OUTSTANDING ISSUES**

- None.
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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
- Neighborhood & Business Services Review
- Park and Recreation Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

**Planner:** Tom Drake (704) 336-8312