

<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>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding issues. The bulk of the higher density residential on this site is located in a low impact elderly building. In addition, the development will provide a mix of uses in a campus setting that will enhance the appearance of the area. The existing church and playground are consistent with the <i>Belmont Area Revitalization Plan</i> . However, the new residential component and a portion of the associated parking are inconsistent with the plan.
<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.

## 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.

- **Existing Zoning and Land Use**

The site is currently occupied by St. Paul's Baptist Church, its associated parking areas, and several single family homes. Surrounding uses are primarily single family homes in the R-5 zoning district. There is an elementary school across Pegram Street that is also zoned R-5.

- **Rezoning History in Area**

Recent rezonings in the area include:

- Petition 2009-31, located to the south of the site, rezoned approximately 0.68 acres from R-5 and B-1 to UR-3(CD) to allow a mix of retail, office, and residential units.

- **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.
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#### **PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**

Current Zoning: 1,000 trips per day.

Proposed Zoning: 2,200 trips per day.

- **CDOT:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **LUESA:** No issues.
  - **Schools:** No issues.
  - **Park and Recreation:** No comments received.
  - **Neighborhood & Business Services:** City Council approval of a waiver from the Housing Locational Policies will be required.
  - **Solid Waste Services:** No comments.
  - **Urban Forestry:** No issues.
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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**

- The petitioner should:
  1. Rename the "elderly housing" component as the Zoning Ordinance defines elderly housing as an accessory to a residence.
  2. Modify building heights to not exceed three stories and 40 feet.
  3. Provide a shared parking agreement for any off-street parking being provided off-site.
  4. Identify off-street parking that is being used for the church.
  5. Modify parking tables to reflect that on-street parking can only be used to satisfy parking requirements for abutting MUDD zoned properties.

6. Reduce the parking aisle widths in blocks A, C, and D to reduce impervious area and allow more planting area at the exterior of the site. Establish a better buffer to abutting single family residences.
7. Modify Note J.6. to provide more specificity on exterior building materials.
8. Indicate on the site plan the residential density is based solely on the land area dedicated to residential uses and parking.

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

- Application
- CATS Review
- CDOT Review
- CMS Review
- Community Meeting Report
- Solid Waste Services Review
- LUESA Review
- Neighborhood & Business Services Review
- Site Plan

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