

<b>REQUEST</b>	Proposed Zoning: UR-3(CD), SPA, urban residential, conditional, site plan amendment
<b>LOCATION</b>	Approximately 0.68 acres located at the north intersection of Belmont Avenue and Allen Street.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes to amend the existing conditional plan by replacing the office space above the retail with residential units and moving the office component to an attached building where residential units were previously proposed.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding site plan issues. This petition is consistent with the <i>Belmont Area Revitalization Plan</i> , which was amended by the previous rezoning of this parcel (Petition 2009-031) to allow a mix of residential, office and retail uses.
<b>Property Owner</b>	Roger and Perina Stewart
<b>Petitioner</b>	Roger and Perina Stewart
<b>Agent/Representative</b>	Douglas C. Burns/Perkins Eastman Architects PC
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

## PLANNING STAFF REVIEW

- **Background**  
This property was rezoned on July 20, 2009 (Rezoning Petition 2009-031) to allow the following:
  - Up to 16 duplex, flats, and townhouse units for persons over the age of 55.
  - 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 carryout dining, or coffee/sandwiches from the proposed retail component.
  - Provision of 16 parking spaces, with eight on-street spaces and a gated garage containing eight spaces, located under the residential units.
- **Proposed Request Details**  
The site plan amendment contains the following changes:
  - Replacement of the office space above the retail with residential units and move the office component to an attached building where residential units were previously proposed. The site plan also includes an option to allow residential units above the 2,800 square foot ground floor retail space.
- **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, commercial, office, retail, and institutional uses on properties zoned R-5, R-22MF, UR-2, UR-2(CD), B-1, O-2(CD), I-1(CD), MUDD-O, and MUDD(CD).
- **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*.
- **Public Plans and Policies**
  - The *Belmont Area Revitalization Plan* (2003) was amended by the previous rezoning of this parcel (Petition 2009-031) to allow a mix of residential, office and retail uses.
  - This petition consistent with the *Belmont Area Revitalization Plan*.

**PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**  
Current Zoning: 300 trips per day.  
Proposed Zoning: 300 trips per day.
  - **CDOT:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **Neighborhood and Business Services:** No issues.
  - **Schools:** No comments received.
  - **Park and Recreation:** No comments received.
  - **Solid Waste services:** No issues.
  - **CMUD:** 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*.
    - Minimizes impacts to the natural environment by building on an infill lot.
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**OUTSTANDING ISSUES**

- The petitioner should:
    1. Clarify what is meant by the asterisks shown in the note on the site plan regarding maximum building height.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMU Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services Review
- Site Plan
- Solid Waste Services Review
- Storm Water Review

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