

REQUEST	Current Zoning: R-5, single family residential Proposed Zoning: UR-2 (CD) urban residential, conditional
LOCATION	Approximately .36 acres on the northwest corner at the intersection of Pegram Street and 18 th Street.
SUMMARY OF PETITION	The petition proposes to construct six multi-family attached townhomes.
PROPERTY OWNER	The United House of Prayer
PETITIONER	The United House of Prayer
AGENT/REPRESENTATIVE	Erin Waskom
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>General Development Policies</i> and the intent of the Belmont Area Revitalization Plan and to be reasonable and in the public interest (motion Commissioner Zoutewelle seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The petitioner has updated all elevations to be compatible with the architectural style of the surrounding single family residences. Roofs are pitched, residential style windows have been included and building materials will consist of brick and wood. 2. A note stating that no vinyl siding will be permitted except for windows and soffits has been added to the site plan. 3. The inaccessible dumpster has been removed from the site plan and a note has been added that individual trash receptacles will be provided for each unit. 4. The petitioner has modified note 8B to state that the site will comply with PCCO.
--------------------------------	--

VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Griffith/Zoutewelle</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Fallon, Griffith, Johnson, Lipton and Zoutewelle</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Phipps</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Griffith/Zoutewelle	Yeas:	Allen, Fallon, Griffith, Johnson, Lipton and Zoutewelle	Nays:	None	Absent:	Phipps	Recused:	None
Motion/Second:	Griffith/Zoutewelle										
Yeas:	Allen, Fallon, Griffith, Johnson, Lipton and Zoutewelle										
Nays:	None										
Absent:	Phipps										
Recused:	None										

ZONING COMMITTEE DISCUSSION	<p>Staff reviewed the petition noting that the outstanding site plan issues had been addressed. The Commission had several questions regarding the dedication of right-of-way and transitional right-of-way requested by CDOT. Staff explained that the request for right-of-way dedication had been removed as it would impact the existing structure. There will be other opportunities to acquire additional right-of-way if the structure is removed or the site redeveloped.</p> <p>The Commission asked about the removal of the driveway within the buffer area. Staff responded that that portion of the driveway will have to be removed and that this will be addressed during permitting there was discussion related to the subdivision of the property and the cross access easement.</p>
------------------------------------	--

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
 (Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Construction of six multi-family residential attached townhomes at a density of 16.5 dwelling units per acre.
- Other uses permitted on the site include: detached, duplex, triplex, and quadruplex units, attached multi-family dwellings, and group homes for up to 10 residents.
- Buildings will be two-stories with a maximum building height of 40 feet.
- Units will have porches and private patios.
- 6-foot sidewalk with 8-foot planting strips will be provided along 18th Street and Pegram Street.
- Parking will be provided behind the structures via an alleyway and on 18th Street.
- Building materials will consist of brick and wood siding.
- Vinyl siding not permitted as an exterior building material.
- Building elevations have been submitted with a commitment to alternating facades with brick and painted and siding similar to neighboring houses.

- **Public Plans and Policies**

- The *Belmont Area Revitalization Plan* (2003) recommends institutional land uses based on the existing religious institutional structure. The plan also identifies the need for compatible infill housing opportunities in the area. The *General Development Polices (GDP)* support residential densities at up to 17 units per acre.

Assessment Criteria	Density Category Up to 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	5 (High)
Road Network Evaluation	1 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Total Points Needed: 13	Total Points: 16

- The proposed use is inconsistent with the *Belmont Area Revitalization Plan*, which recommends institutional uses. However, it is consistent with the density recommendations of the *GDP*.

- **Staff Recommendation (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** No issues.

- **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Minimizes impacts to the natural environment by building on an infill lot.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review

Planner: Tammie Keplinger (704) 336-5967