

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding site plan issues. The proposed use is inconsistent with the <i>Belmont Area Revitalization Plan</i> , which recommends institutional uses. However, the <i>General Development Policies</i> recommend up to 17 dwelling units per acre. In addition, the site meets the overall intent of the adopted plan by providing compatible infill housing opportunities in the area.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	The United House of Prayer The United House of Prayer Erin Waskom
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:

- 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 painted brick and wood.

• **Existing Zoning and Land Use**

- The subject property is zoned R-5 and a church building with associated parking is located on the site. The properties across 18th Street are zoned R-22 MF and UR-C(CD) and are vacant or used for parking. The properties across Pegram Street and to the north are zoned R-5 and are single family with the exception of a nonconforming convenience store on the northeast corner of Pegram Street and Kennon Street.

• **Rezoning History in Area**

- Petition 2010-009, located on the Southwest corner of Pegram Street, rezoned approximately 9.06 acres from an R-5 and O-2(CD) to MUDD-O to allow for 109 multi-family residential units, recreational facilities, and child care center associated with St. Paul's Baptist Church.

- **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 Policies (GDP)* support residential densities at up to 17 units per acre.

Assessment Criteria	Density Category Up to 17 du/a
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*.

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.
 - **Vehicle Trip Generation:** The increase in daily trips associated with the proposed development will not cause a substantial traffic impact on the surrounding thoroughfare system.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The proposed development would generate zero students. The net change in number of students generated from existing zoning to the proposed zoning is zero.
- **Charlotte-Mecklenburg Storm Water Services:** Delete Note 8b and replace with note that the petitioner will comply with the adopted Post Construction Controls Ordinance.
- **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

- The petitioner should:
 1. Update all elevations to be compatible with the architectural style of the surrounding single family

residences. This should include, at a minimum, pitched roofs for the main structure, residential style windows, and the elimination of painted brick.

2. Provide a note stating that no vinyl siding will be permitted except for windows and soffits.
 3. Revise the dumpster location so that it is accessible by service truck and will have a hinged gate for access.
 4. Storm Water Services comments should be addressed.
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Attachments Online at www.rezoning.org

- Application
- 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

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