

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: MUDD(CD), mixed use development, conditional
LOCATION	Approximately 0.61 acres located on the east side of Seigle Avenue between East 10th Street and Otts Street across from Green Trail Lane. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow a change of use for an existing building from a church fellowship hall to a restaurant.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is inconsistent with the <i>Belmont Area Revitalization Plan</i> ; however, it adds an amenity that will complement the redevelopment in the area, allows the reuse of an existing building, and supports the recommendation for façade improvements to existing structures.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Mason Kazel Mason Kazel N/A
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - Intended use is a restaurant; however, all nonresidential uses allowed within the MUDD, (mixed use development) district will be permitted.
 - Maintains the existing 3,782-square foot structure and allows an expansion to an overall building size of 5,000 square feet.
 - Exceeds parking requirement by providing 21 spaces, which is 11 more than required. Access to site is from Seigle Avenue.
 - Limits outdoor lighting to full cut-off design and detached lighting to 25 feet in height.
 - Restricts garbage collection to non-business hours.
 - Provides an area for outdoor seating with a decorative gated four-foot wall in front of the building.
 - Limits building height to 40 feet.
 - Removes some existing asphalt to the left of the building and replaces with vegetation along the top of the stream bank where asphalt is removed.
 - New brick on the addition is to match existing brick.
 - Creates a storefront, with the addition of a front door and clear glass windows along the ground floor of building.
 - Adds a second story with windows, and a covered roof top deck/terrace accessed by new exterior stairs.
- **Existing Zoning and Land Use**
 - The site is currently developed with a vacant church fellowship hall.
 - The property abutting the site to the north and east is zoned I-2 (general industrial) and is used as parking for City of Charlotte Solid Waste services. The property to the south is zoned MUDD (CD) (mixed use development, conditional) and is undeveloped. The property to the west is zoned UR-2 (urban residential) and developed with multi-family dwellings.
- **Rezoning History in Area**
 - Petition 2013-059 rezoned property located on the north side of the Seaboard Coast Line Railroad between Louise Avenue and Hawthorne Lane from I-2 (general industrial) to MUDD(O) (mixed use development, optional) to allow the redevelopment of the Hawthorne Mill with multi-family and office uses.

- Petition 2010-013 rezoned property located at the north intersection of Belmont Avenue and Allen Street from UR-3(CD) (urban residential, conditional) to UR-3(CD) SPA (urban residential, conditional, site plan amendment) which allows a mix of age restricted housing, along with office and retail uses.
 - Petition 2009-039 rezoned property located southeast of North Alexander Street from O-2 (office) to B-2(CD) (general business, conditional) to allow a CATS bus parking/maintenance facility with associated office and accessory uses.
 - Petition 2009-003 rezoned property located on the northwest corner of 10th Street and Seigle Avenue from UR-2 (urban residential) to MUDD (CD) (mixed use development, conditional) to allow the development of 240 multi-family residential dwellings.
 - **Public Plans and Policies**
 - The *Belmont Area Revitalization Plan* (2003) recognizes the existing land use and recommends institutional uses for this site.
 - The petition is inconsistent with the *Belmont Area Revitalization Plan*; however, it adds an amenity that will complement the redevelopment in the area, allows the reuse of an existing building, and is consistent with the Plan's recommendation for "...improvements to the façade of the existing structures that would promote a neighborhood-oriented character that will blend into the neighborhood."
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 40 trips per day.
Proposed Zoning: 450 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** Dead end truck travel shall not exceed 150 feet without an approved turn around. Access is required to within 150 feet of all exterior walls from where the fire apparatus stops.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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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 reusing the existing building.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: John Kinley (704) 336-8311