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<b>REQUEST</b>	Current Zoning: R-5 (single family residential) Proposed Zoning: UR-1 (urban residential)
<b>LOCATION</b>	Approximately 0.11 acres located on the southeast corner at the intersection of Catawba Avenue and Allen Street. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in the UR-1 (urban residential) district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. Meeting the development standards for the current R-5 (single family residential) zoning district is difficult for the existing lot of record. If the site is developed with a residential use as allowed per the UR-1 (urban residential) district the use will be consistent with the <i>Belmont Area Revitalization Plan</i> . However, due to the small parcel size, the resultant density will exceed the five units per acre recommended in the adopted plan.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Blue Property Group, LLC and Justin W. Lanford Justin W. Lanford NA

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
  - The subject property is currently vacant. Surrounding properties are zoned R-5 (single family residential) and developed with single family dwellings, the former Villa Heights elementary school, and a few vacant lots.
- **Rezoning History in Area**
  - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
  - The *Belmont Area Revitalization Plan* (2003) recommends residential uses up to five dwelling units per acre in this area.
  - Redevelopment with a residential use will be consistent with the *Belmont Area Revitalization Plan*. However, due to the small parcel size, the resultant density will not be consistent with the *Belmont Area Revitalization Plan*.

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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: 10 trips per day.  
Proposed Zoning: 15 trips per day.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** No comments received.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte-Mecklenburg Utilities:** No comments received.

- **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*.
  - There is no site plan associated with this conventional rezoning request.

**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services 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:** Sonja Sanders (704) 336-8327