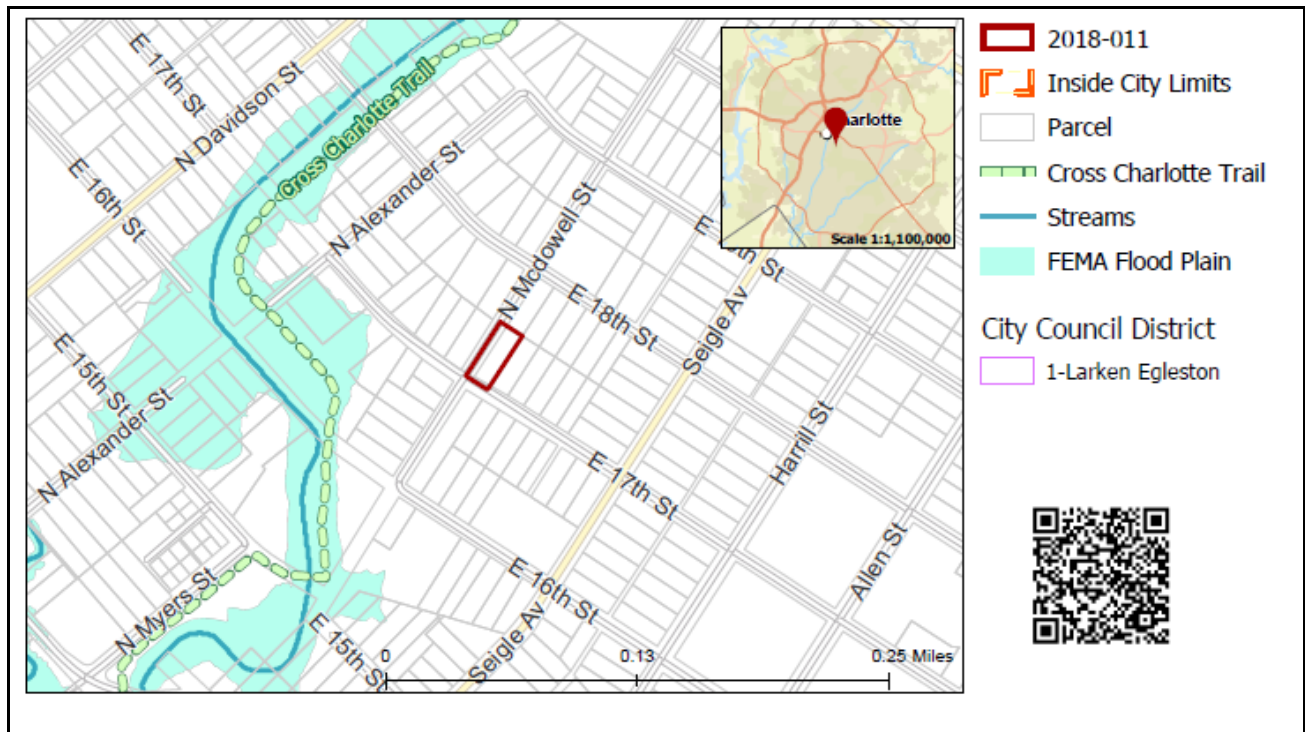


REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 0.17 acres located at the northeast corner of E. 17th Street and N. McDowell Street.
(Council District 1 - Egleston)



SUMMARY OF PETITION

The petition proposes to develop the site to allow five single family attached dwelling units, at a density of 29.4 units per acre.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

David Signorello
Harrison Tucker and John Perovich
Russell Fergusson

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 30.

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is inconsistent with the *Belmont Area Revitalization Plan*, which recommends single family detached dwellings at a maximum density of five units per acre.

Rationale for Recommendation

- The proposed attached single family development is located within an established single family detached neighborhood.
- The proposed three-story multi-unit structures, and density of 29 units per acre is in excess of the adopted plan recommendation for up to five units per acre, and is not consistent with the plan's recommendation that all new and rehabilitated homes be compatible in design and character with the existing adjacent housing stock.
- The surrounding single family area has an established lot pattern with one home per lot. As currently designed, the proposed single

family attached development is not consistent with the existing residential context described above due to the attached units, and a total of five units on a lot the same size as lots containing a single home.

- The existing single-family core of the community should be preserved and rehabilitated as a whole, to protect the area's "feel" as a traditional pedestrian-oriented single-family neighborhood.
- New construction and rehabilitation projects should be designed in a way that is compatible with the existing character of the area. Approval of this project could lead to the demolition of nearby single family dwellings and requests for higher density on the homesites.
- Petition does not provide the ordinance-required order for the streetscape of an eight-foot planting strip and six-foot sidewalk, in that order.

The approval of this petition will revise the adopted future land use, as specified by the *Belmont Area Revitalization Plan*, from single family residential at five dwelling units per acre to residential at up to 43 dwelling units per acre.

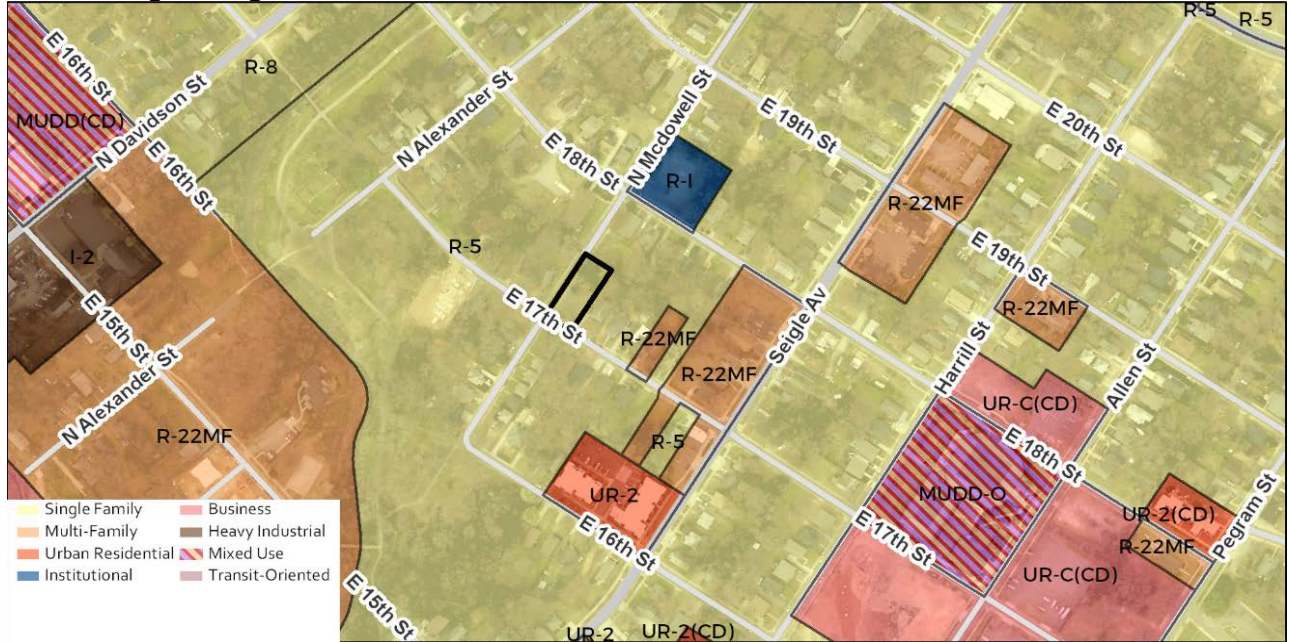
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Maximum of five single family attached dwelling units limited to 40 feet in height.
- One unit will be for-sale affordable at 80% AMI, with a 10-year restriction on resale, or shall be eligible for the in accordance with the City of Charlotte's House Charlotte program. Housing Authority's affordable housing guidelines.
- Site vehicular access via N. McDowell Street.
- Preferred building materials consisting of brick, cedar shake, wood siding, fiber cement siding, stucco, masonry and/or other material approved by the Planning Director. Permitted roof materials include asphalt shingles, composition shingles, wood shingles, tin, standing seam metal, and wood shakes.
- Minimum seven-foot sidewalk along curbside in alignment with the existing sidewalk, and an eight-foot planting strip along both E. 17th Street and N. McDowell Street. in the remaining area between the sidewalk and the property boundary. The planting strip will be increased to eight feet in width if open space is no longer required. A six-foot sidewalk along curbside and eight-foot planting strip will be provided along N. McDowell Street. In order to accommodate tree save, connections to existing sidewalk and grade of the property, the sidewalk and planting strip may be inverted, with the sidewalk located at the back of curb and the planting strip located inside of the sidewalk.
- A retaining wall may be located between the sidewalk and planting strip.
- A minimum four-foot walking space will be provided between any sidewalk obstruction and edge of curb or any adjacent retaining wall.
- Providing 429 square feet of tree save area, and 1,115 square feet of replanting area.
- Providing a site distance diagram exhibit.

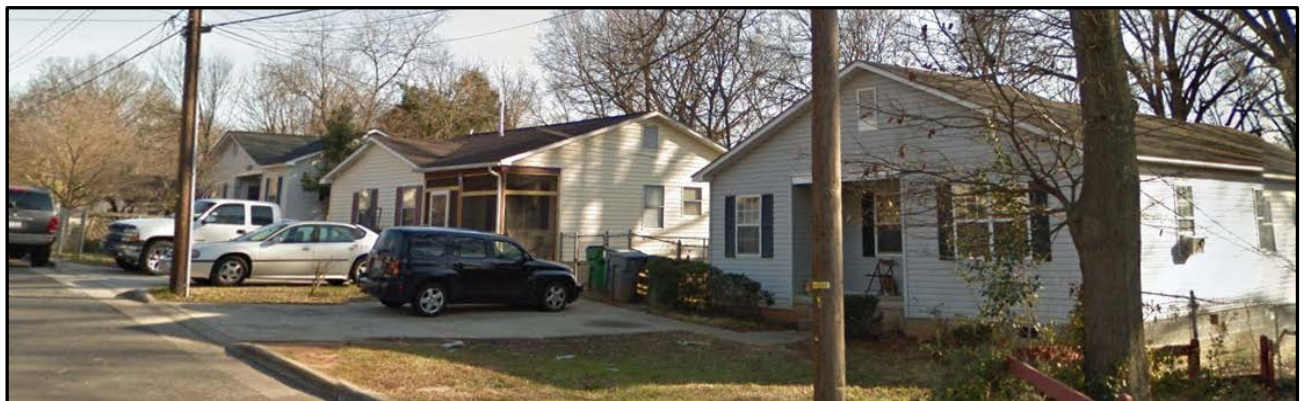
• Existing Zoning and Land Use



- The subject property is vacant.
- Land uses include single family immediately surrounding, and multi-family dwellings at a further distance.



The subject property is vacant.

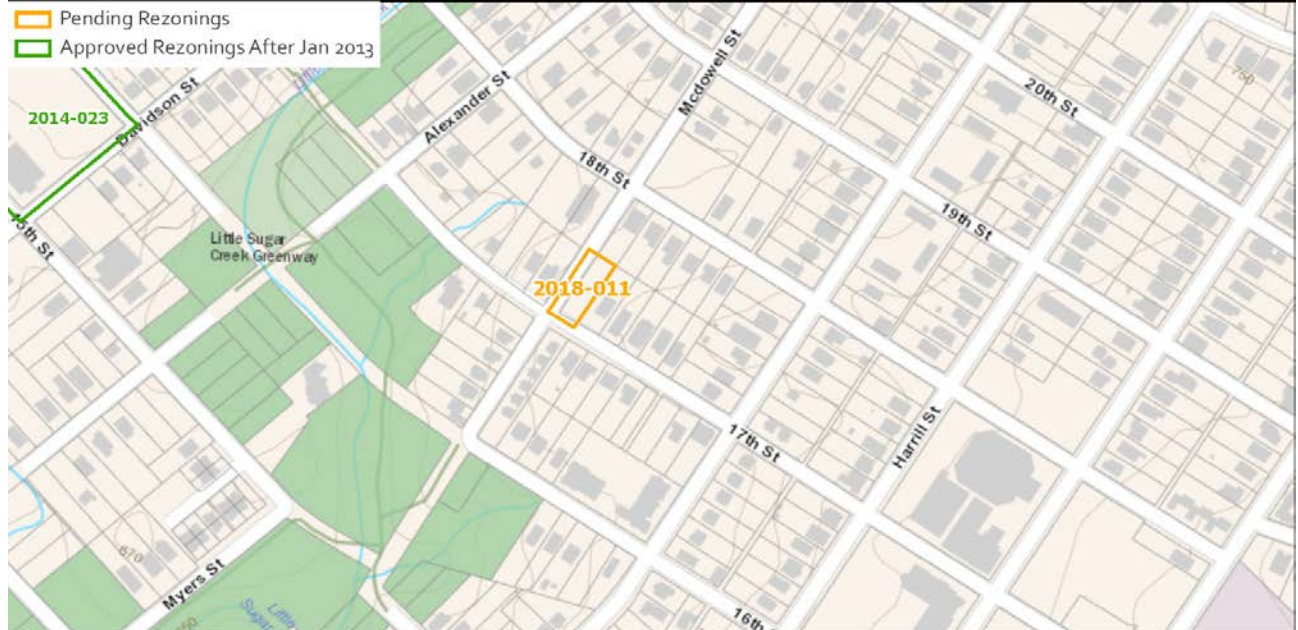


The surrounding properties are single family homes.



Little Sugar Creek Greenway is located nearby.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-023	Site plan amendment to MUDD(CD) SPA (mixed use development, conditional, site plan amendment) for 2.14 acres to reduce the total number of multi-family dwelling units from 150 to 120 and to allow units to be for rent.	Approved

• **Public Plans and Policies**



- The *Belmont Area Revitalization Plan* (2003) recommends single family uses up to five units per acre.
- Design policies in the adopted plan recommend that new and rehabilitated homes be compatible in design and character with the existing adjacent housing stock. The existing single-family core of the community should be preserved and rehabilitated as a whole, to protect the area’s “feel” as a traditional pedestrian-oriented single-family neighborhood. New construction and rehabilitation projects should be designed in a way that is compatible with the existing character of the area.

• **TRANSPORTATION CONSIDERATIONS**

- The site is located at the intersection of two local roads. Currently the site has existing four-foot back-of-curb sidewalk on East 17th Street and no sidewalk on North McDowell Street. CDOT continues to ask for streetscape improvements to City standards of eight-foot planting strip and six-foot sidewalk, which support proposed development.
- See Outstanding Issues, Notes 2 and 3. Addressed
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 0 trips per day (based on vacant lot).
 Entitlement: 10 trips per day (based on one single family dwelling).
 Proposed Zoning: 50 trips per day (based on five townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** 20 feet unobstructed clearance on street required at all times for Charlotte Fire Department.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, and the development allowed under the proposed zoning will produce zero students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Walter G. Byers PK-8 remains at 105%
 - West Charlotte High remains at 97%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing six-inch water distribution mains located along McDowell Street and 17th Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along 17th Street.

- **Engineering and Property Management:**
 - **Arborist:** See Outstanding Issue, Note 9. Addressed
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Land Use

1. The proposed density of 29.1 dwelling units per acre significantly exceeds the plan recommendation for up to five dwelling units per acre and is not suitable at this location.

Outstanding

Transportation

2. ~~Revise the site plan to show eight-foot planting strip behind the curb and six-foot sidewalk across site frontage on East 17th Street and across site frontage on North McDowell Street.~~ Addressed
3. ~~Revise the site plan to add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two feet behind back of sidewalk where feasible.~~ Addressed

Site and Building Design

4. ~~Delete existing notes under the heading of "Open space" and add the following note: "Petitioner intends to comply with the 400-foot private open space requirement in Section 9.406 of the zoning ordinance if required in the UR-2 zoning district at the time of permitting."~~ Addressed
5. ~~Provide elevations to reflect the relationship of the buildings to the street and abutting properties.~~ Addressed
6. ~~Amend Note A under heading "Affordable Housing Unit" to clarify or remove "or in accordance with the Charlotte Housing Authority's affordable housing guidelines."~~ Addressed
7. ~~Amend Note A under "Streetscape and Landscaping" to reflect the revised minimum planting strip.~~ Addressed
8. ~~Amend Note A under "Architectural Standards" to replace "preferred" with "permitted."~~ Addressed

Environment

9. ~~Submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right of way. Tree survey may be completed by landscape architect, surveyor, or other land development professional.~~ Addressed

REQUESTED TECHNICAL REVISIONS

Site and Building Design

10. ~~Note A under Open Space should be modified to add "except as noted under Streetscape and Landscaping."~~ Addressed
11. ~~Remove Note B under the heading of "Open Space" as a covered porch may not count as open space.~~ Addressed

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327