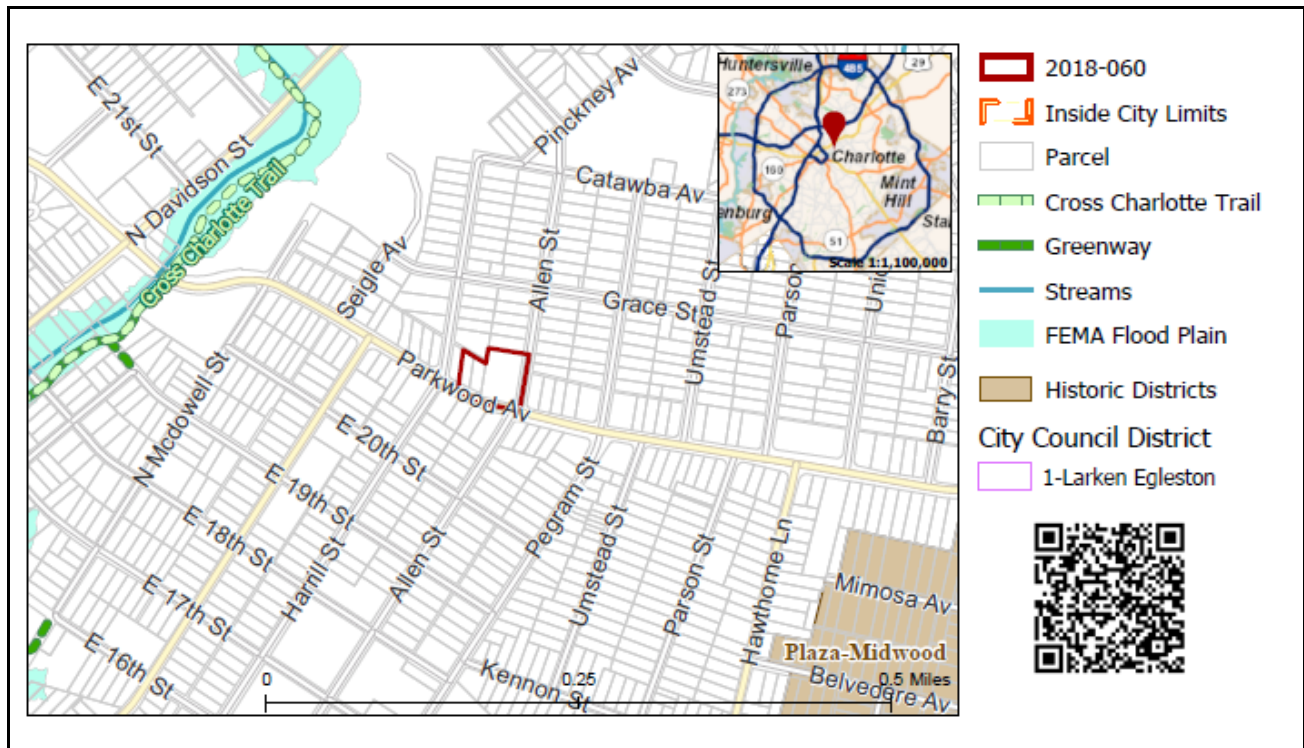


REQUEST

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

LOCATION

Approximately 1.04 acres located on the north side of Parkwood Avenue, east of Harrill Street, west of Allen Street.
(Council District 1 - Egleston)



SUMMARY OF PETITION

The petition proposes to redevelop a former religious site and two adjacent properties with up to 24 multi-family units. The proposal includes the reuse of the existing religious structure for up to 18 units, and adds three duplex units.

PROPERTY OWNER

Eid Refaey and A and E Rental Homes, LLC

PETITIONER

Eid Refaey

AGENT/REPRESENTATIVE

Brian D. Smith, Urban Design Partners, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 17.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issue related to the height of the proposed duplex units.

Plan Consistency

The petition is inconsistent with the *Belmont Area Revitalization Plan* recommendation for single family residential up to five dwelling units per acre.

Rationale for Recommendation

- This petition proposes to reuse an existing church which was built in 1928.
- The church will be converted to 18 multi-family units, while three new duplex buildings will house six additional units.
- The placement of the duplex buildings is consistent with the building pattern in the surrounding area.
- In addition, the proposal includes commitments to provide usable

- porches or stoops which are consistent with the neighborhood.
- The 40-foot building height limit is consistent with the maximum base height allowed for single family homes.
- The proposed multi-family and duplex development provides a transition from the commercial uses east of the site to the lower density single family residential north, south and west of the site.

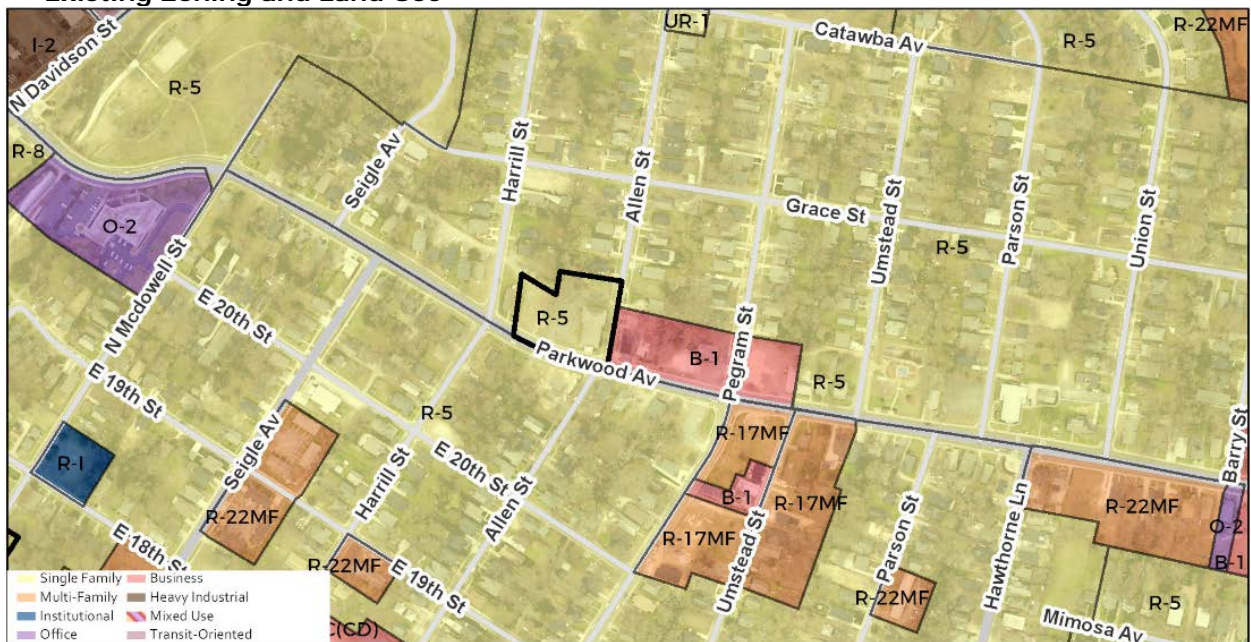
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 18 multi-family dwelling units in an existing religious structure, and three detached duplex units, for a total of 24 dwelling units.
- Maximum building height of three stories and 40 feet.
- Proposed duplex units will have a minimum roof pitch of 5:12, except for porches and attached sheds, which will be no less than 2:12.
- Site access via Allen Street, Parkwood Avenue, and an existing alley extending from Harrill Street.
- Building materials consist of brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, metal, decorative block and/or wood. Vinyl or aluminum may only be used on windows, soffits and handrails.
- The duplex units on Parkwood Avenue will be constructed at an angle, which is parallel with the westernmost property line. The minimum building line for the western front corner of these units is 20 feet from the back of curb.
- The look and character of the exterior design of the existing religious building will be preserved. Exterior façade modifications are permitted.
- Duplex units will provide a one or two car garages. Garage doors will be oriented to minimize visibility from Parkwood Avenue and Allen Street.
- Usable porches or stoops may form an element of the building design and be located on the front and/or side of the building.
- Existing street trees along Allen Street will be protected. Root bridging shall be provided as necessary, within the proposed sidewalk, to protect existing tree roots.
- A CATS bus pad will be placed on the site, upon the addition of a future CATS bus route adjacent to the site.

Existing Zoning and Land Use



- Petition 2003-98 correctively rezoned the subject property from B-1 to R-5.
- Subject property is developed with a former religious institution.
- Surrounding property contains single family and multi-family residential dwellings, and commercial uses.



The subject property is zoned R-5 (single family residential) and developed with a former Church.



Properties to the north are developed with single family homes.



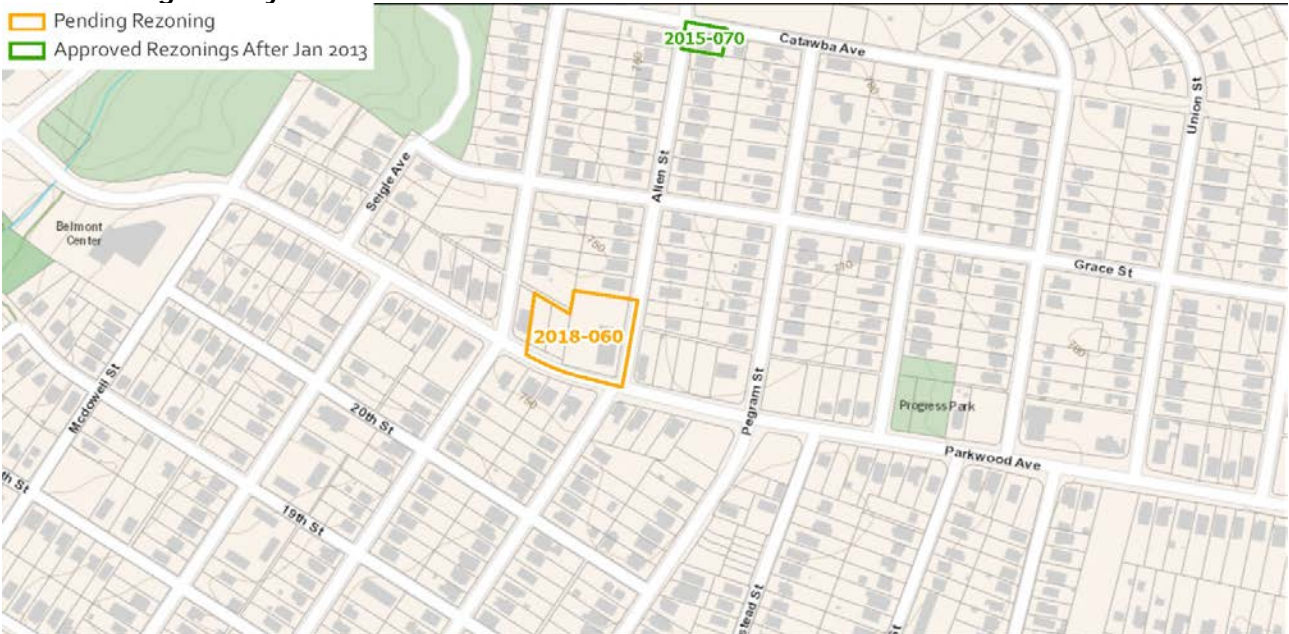
Properties to the south are developed with single family homes.



Properties to the east and west are developed with single family homes.

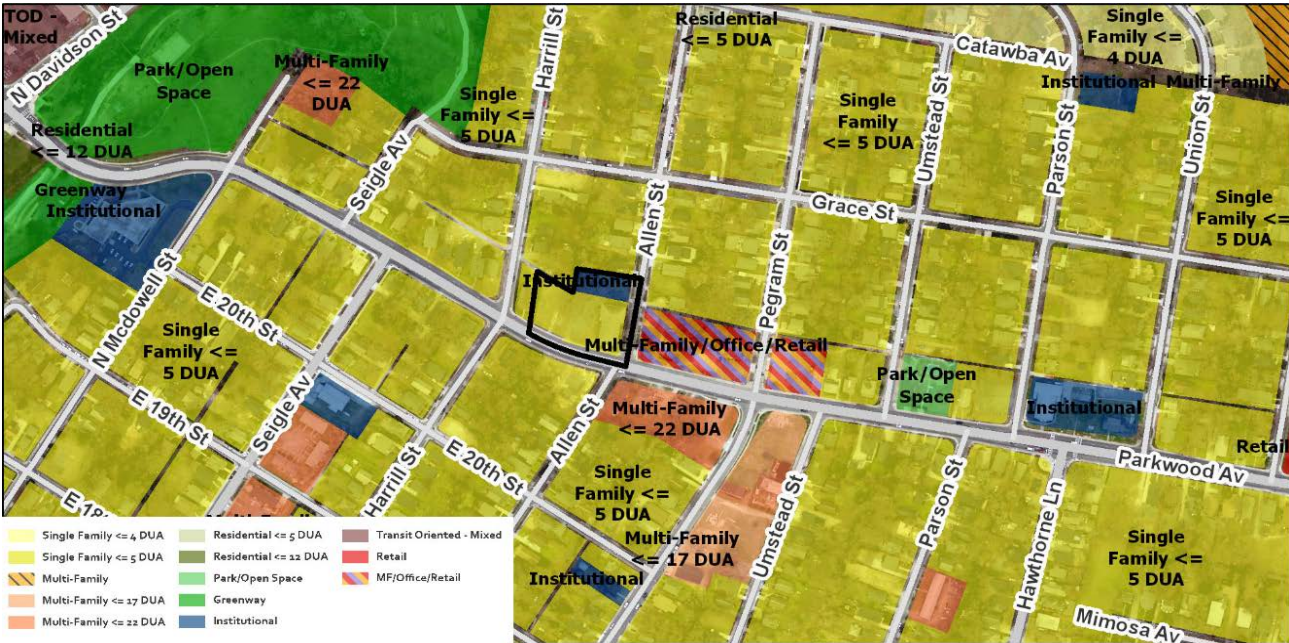
• **Rezoning History in Area**

- Pending Rezoning
- Approved Rezonings After Jan 2013



Petition Number	Summary of Petition	Status
2015-70	Rezoned 0.11 acres from R-5 (single family residential) to UR-1 (urban residential) proposes to allow all uses permitted in the UR-1 (urban residential) district.	Approved

• **Public Plans and Policies**



- The *Belmont Area Revitalization Plan* recommends single family residential use at up to five dwelling units per acre.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located at the intersection of a major thoroughfare and a local street. The site plan commits to improvements of the streetscape across the site frontages.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant).
Entitlement: 70 trips per day (based on 5 single family detached dwellings).
Proposed Zoning: 190 trips per day (based on 24 condominiums).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See Outstanding Issues, Note 1.
- **Charlotte Department of Housing and Neighborhood Services:** There is an estimated need for approximately 24,000 affordable housing units in the City of Charlotte. In an effort to increase the supply; developers are encouraged to assist in providing homes at diverse price point to meet increased housing demand.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate three students, while the development allowed under the proposed zoning will produce three students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is three students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Walter G. Byers (pre-K through 9) at 105%
 - West Charlotte High at 97%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing six-inch water distribution main located along Allen Street and via an existing eight-inch water distribution main located along Parkwood Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight-inch gravity sewer mains located along Allen Street and Parkwood Avenue.
- **Engineering and Property Management:**
 - **Arborist:** See Outstanding Issues, Notes 5 and 6.
 - **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 outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. Commit to providing a bus pad on Parkwood Avenue as requested by CATS. Addressed.
2. Amend Note 5B to indicate that encroachments into the setback will comply with Section 9.406 (7). As noted on the site plan, a variance would be required to exceed a three-foot encroachment into the setback if there is not a minimum of 14 feet from the back of curb to the proposed wall along the steps. Addressed
3. Provide a 24-foot setback on Parkwood Avenue for the proposed duplex buildings and indicate the setback for the existing building. Rescinded by staff, in lieu of a commitment to construct units at an angle that is parallel with the westernmost property line not less than 20 feet from the back of curb.
4. Limit building height of duplex units to 2.5 stories. Outstanding. The petitioner added a note that the three proposed duplex units will have a minimum roof pitch of 5:12, except for porches and attached sheds which will be no less than 2:12. This is a voluntary commitment. Staff remains concerned that the proposed three stories are inconsistent with the existing residential structures in the area.

Environment

5. The petitioner shall 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 (reflected on site plan).
6. Trees in the right-of-way on Allen Street are required to be preserved and protected throughout the life of the project. As such, the width of the required planting strip shall be required to be

~~widened to preserve existing trees. Additionally, the required sidewalk that will be installed within the dripline of existing trees shall be required to meander to preserve existing trees; if the new sidewalk is required to be installed within the dripline of the existing trees, it will be required to be installed to bridge tree roots in accordance with CLDS 40.11.~~ 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 Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704-336-8327)