

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: UR-3 CD (urban residential, conditional)

LOCATION

Approximately 0.52 acres located at 1118 Parkwood Avenue, adjacent to Pegram Street in the Belmont neighborhood.



SUMMARY OF PETITION

The petition proposes to conditionally rezone two vacant parcels at the southeastern intersection of Parkwood Avenue and Pegram Street to allow for the construction of a multi-family structure with up to 17 units with an overall residential density of 33.5 DUA.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Reginald Jones, Bruce Wright
Parkwood Plaza, LLC
Jason Dolan, Timmons

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 28

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition in its current form. Staff could support a revised layout and plan as described in the outstanding issues.

Plan Consistency

The petition is **inconsistent** with the *Belmont Area Revitalization Plan's* recommendation for multi-family uses up to 22 dwelling units per acre (DUA).

Rationale for Recommendation

- The request for residential uses of over 33 DUA is greater than recommended density for the site.
- The Belmont Area Revitalization Plan recommends these parcels for townhome and single family infill to help support the recommended neighborhood-scale mixed-use node at The Plaza and Parkwood Avenue.

- Providing a neighborhood-scale connection to the adjacent rezoning petition 2020-005 (which is proposing single family attached, multi-family, and commercial uses) is critical in bringing the plan’s overall recommendation for multifamily housing units along this frontage to life, however, the petitioner will not commit to coordinating a future connection the adjacent proposal. Staff sees that as a necessary commitment as the two projects will transform a whole block’s frontage along Parkwood Avenue.
- Given the fact that single family homes dominate the frontage of the southern edge of Parkwood Avenue and the western edge of Pegram Street and that the plan recommendation is for infill units that are affordable and consistent in character and scale with existing houses, the proposed structure should be replaced with single family homes or a structure which does not exceed the recommended residential density for the subject property.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan*, from residential uses up to 22 DUA to residential uses greater than 22 DUA.

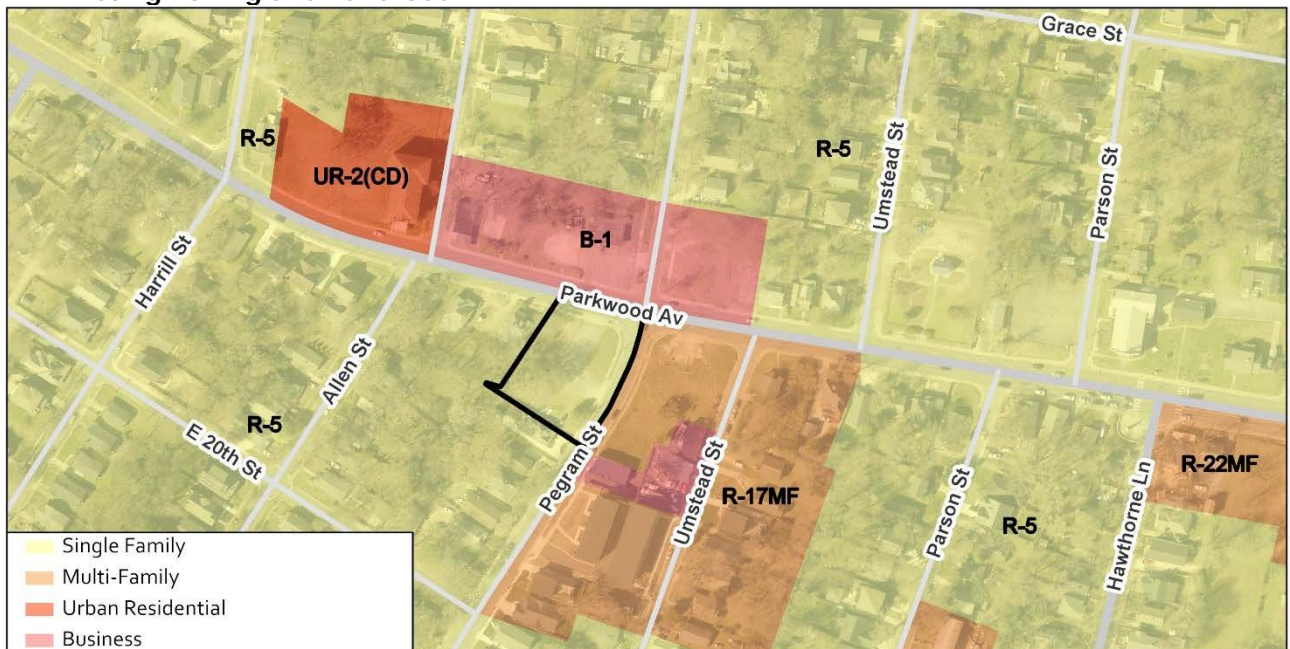
PLANNING STAFF REVIEW

• **Proposed Request Details**

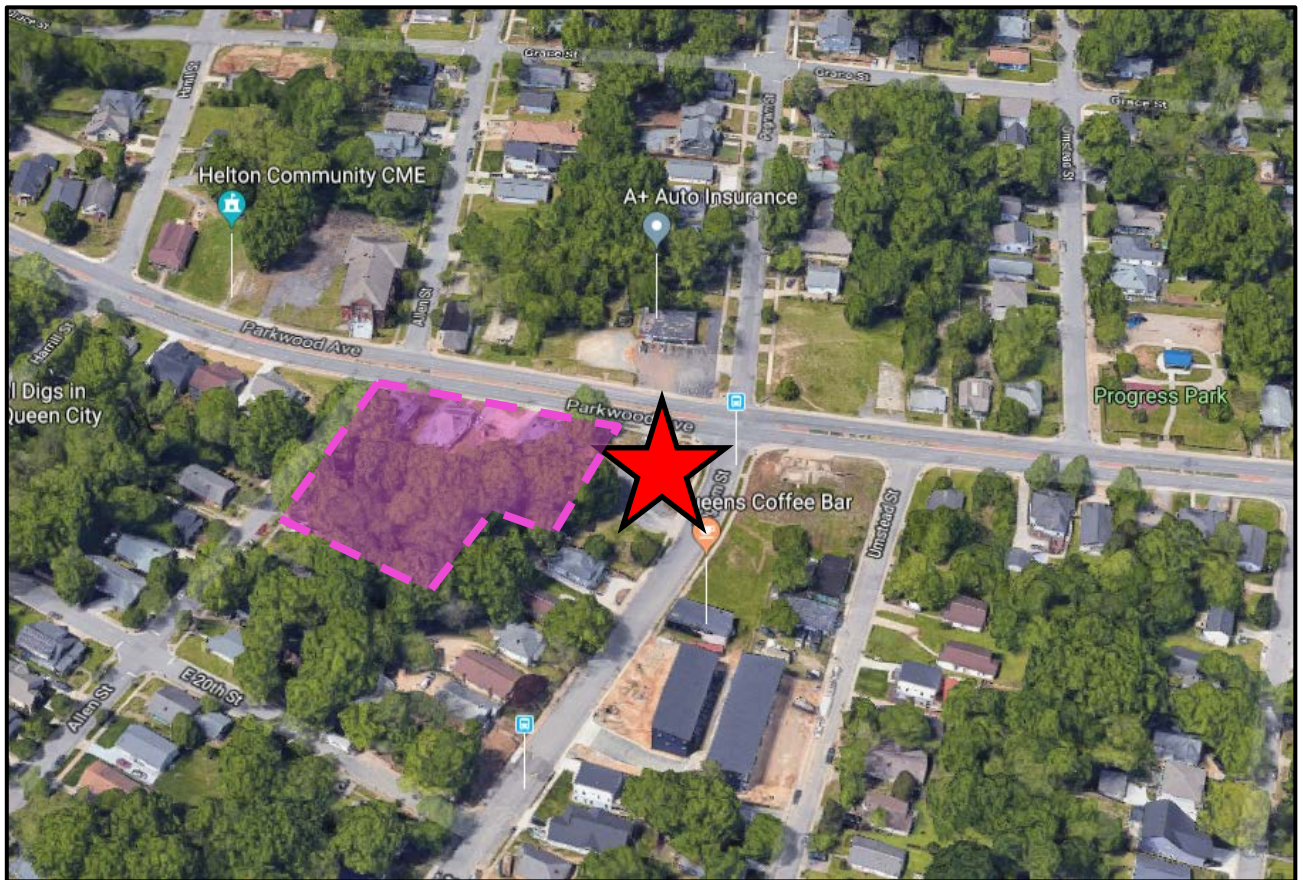
The site plan accompanying this petition contains the following provisions:

- The construction of one multi-family building with no more than 17 dwelling units containing at least three affordable rate units.
- Commits to a limit of 20,000 SF for the total floor area of the structure.
- Commits to a maximum height of 42 feet.
- Provides access off Pegram Street.
- Commits to replacing existing CATS bench and waiting pad with an ADA compliant pad per CATS specifications.
- Commits to multiple architectural standards including preferred building materials, articulated facades, and multiple roof lines.
- Provides full cut-off type lighting excluding decorative accent lighting.

• **Existing Zoning and Land Use**



The subject property was most recently rezoned from B-1 to R-6 in 1988 (1988-075). The petition is largely surrounded by single-family detached residential neighborhoods. Some multi-family units are located along the eastern site of Pegram Street across from the subject property. There is also a large assemblage of parcels to the north of the subject property which are zoned B-1 and contain vacant parcels, a food mart, and a former business at the corner of Parkwood and Allen Street that is now closed.



General location of subject property denoted by red star. The approximate boundary of adjacent petition 2020-005 is outlined in pink.



Subject property seen from the street along Parkwood Avenue and its intersection with Pegram Street. Subject property's approximate footprint illustrated in pink.



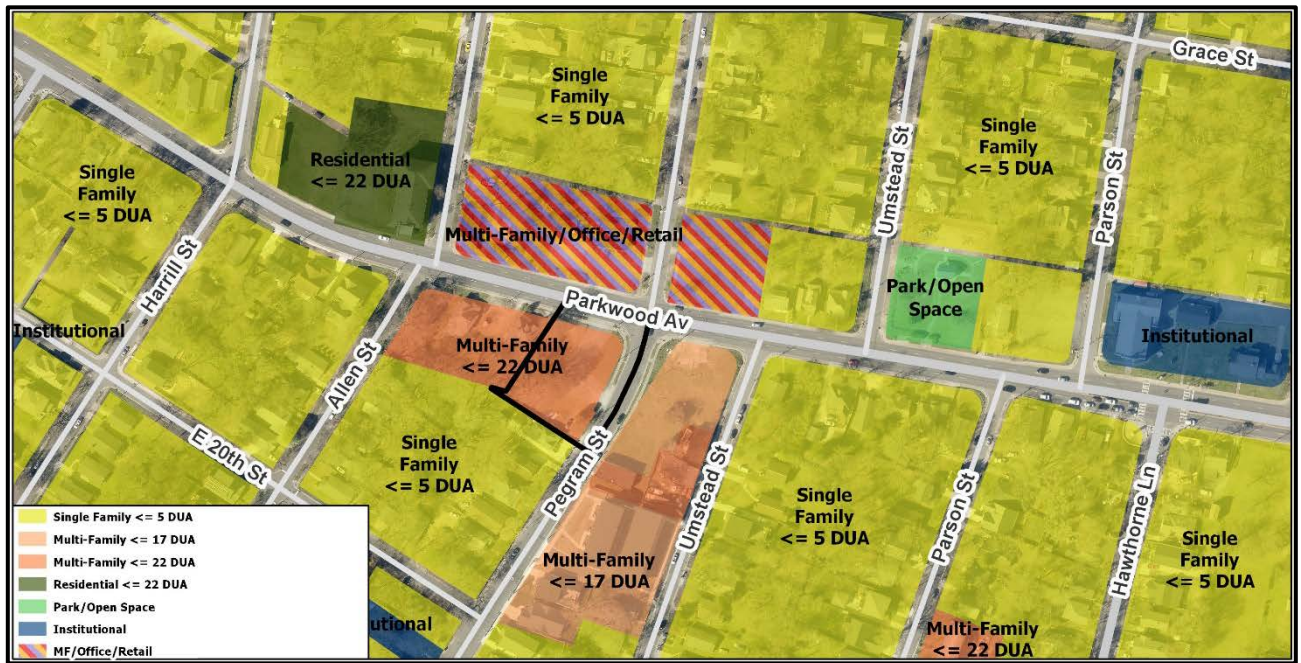
View from Pegram Street looking south, with the subject property in the foreground to the right. Single family homes line the western side of Pegram while a small coffee shop and multi-family development are seen on the opposite side.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-005	Petition to rezone approximately 1 acre in order to redevelop property into a mixed-use development.	Pending
2019-179	Petition to develop a vacant parcel into multi-family and single family attached units.	Pending
2018-060	Proposal to redevelop former religious site and two additional parcels with up to 24 multi-family units at a density of approximately 24 units per acre.	Approved

• **Public Plans and Policies**



- The *Belmont Area Revitalization Plan (2003)* recommends residential uses up to 22 dwelling units per acre for this site.
- **TRANSPORTATION SUMMARY**
- The site is located on a major thoroughfare. The petitioner committed to providing an 8-foot planting strip and a 6-foot sidewalk on Pegram Street and Parkwood Avenue. The petitioner should add a conditional note stating that they will construct two ramps at the corner of Pegram Street and Parkwood Avenue.
- **Active Projects:**
 - **Parkwood (N. Davidson -The Plaza) Improvements**
 - This road diet project will implement pavement markings to create buffered bike lanes on Parkwood Avenue from Belmont Avenue to The Plaza.
 - Construction: Start 2nd Q 2020/End 2nd Q 2021
 - **Parkwood Avenue Streetscape**
 - The project will implement median/refuge, street/vehicular lights, pedestrian lights, add/modify sidewalks, add bike lanes, and street trees. This project will improve accessibility for pedestrian, bicycle, and vehicular connections to the Parkwood Avenue light rail station. The project limits are from the CSX Railroad bridge to N. Davidson Street. It will also promote economic development by providing infrastructure to support and encourage transit supportive development.
 - Construction: Start 1st Q 2021/End 3rd Q 2021
 - **The Plaza Street Conversion**
 - The project will implement increased pedestrian and bicycle connectivity to the LYNX Blue Line Parkwood Avenue Station, via the Parkwood Avenue project. The limits of the street conversion for buffered bike lanes are along The Plaza; from Central Avenue to Mecklenburg Avenue.
 - Construction: in-progress
 - **XCLT Bike Boulevard**
 - This project will improve bike accessibility and safety along a route approximately seven miles in length extending from the Davidson Street / Sugar Creek Road intersection to the Rocky River Road / Rockland Drive intersection. Improvements will include pavement markings and wayfinding signage.
 - Construction: TBD
- **Transportation Considerations**
 - See Outstanding Issues, Note 2.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land use).
 - Entitlement: 20 trips per day (based on 2 dwellings).
 - Proposed Zoning: 90 trips per day (based on 17 dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate zero students, while the development allowed under the proposed zoning may produce two students. Therefore, the net increase in the number of students generated from existing zoning to proposed is two students
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Villa Heights Elementary to remain at 50%.
 - Eastway Middle to remain at 108%.
 - Garinger High to remain at 117%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Pegram Street and an existing 6-inch water distribution main located along Parkwood Ave. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Pegram Street. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See advisory comments at www.rezoning.org
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. Commit to installing the inter-parcel access point shown on site plan revision dated 1/15/2020.
2. The proposed structure should be replaced with single family homes or a structure which does not exceed the recommended residential density for the subject property.

Transportation

3. Revise conditional note(s) to commit to construct two directional ramps at the intersection of Parkwood Avenue and Pegram Street, per the *Parkwood (N. Davidson - The Plaza) Improvements* construction plans. Please refer to these plans within the rezoning site plan and conditional note(s). The Parkwood (N. Davidson – The Plaza) plans are available upon request.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: William Linville (704) 336-4090