



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-5 (single family residential) Proposed Zoning: (UR-3) CD (urban residential, conditional)
<b>LOCATION</b>	Approximately 0.52 acres located at 1118 Parkwood Avenue, adjacent to Pegram Street in the Belmont neighborhood. (Council District 1 - Egleston)
<b>PETITIONER</b>	Parkwood Plaza, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Belmont Area Revitalization Plan* (2003) with respect to land use, based on the information from the staff analysis and the public hearing and because:

- The Plan recommends residential uses up to 22 dwelling units per acre (DUA) for the site.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- Although the density that this project is proposing is greater than the plan's recommendation for up to 22 DUA, the requested housing typology is consistent with what can be constructed by-right subject property's existing zoning and proposed future land use.
- The project proposal achieves the plan's vision of "promoting...affordable housing..." through its commitment to providing no less than three affordable-rate units.
- The petitioner is committing to 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 and fulfills the plan's overall goal for transportation through creating a more pedestrian friendly community and allow an easier flow of vehicular traffic.

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.

Motion/Second: Nwasike / Wiggins  
Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. There remain only a few technical issues to clean up commitments. In particular, the driveway connectivity issue has been addressed, as well as fencing.

A commissioner noted that changes to the area since the area plan including transit and a road diet make increased density appropriate.

There was a brief discussion about proposed transportation improvements for all modes of travel, as Parkwood Avenue is one of the most dangerous roads in Charlotte. CDOT gave an overview of the projects that will be completed over the next two years for the corridor.

There was no further discussion of this petition.

**PLANNER**

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