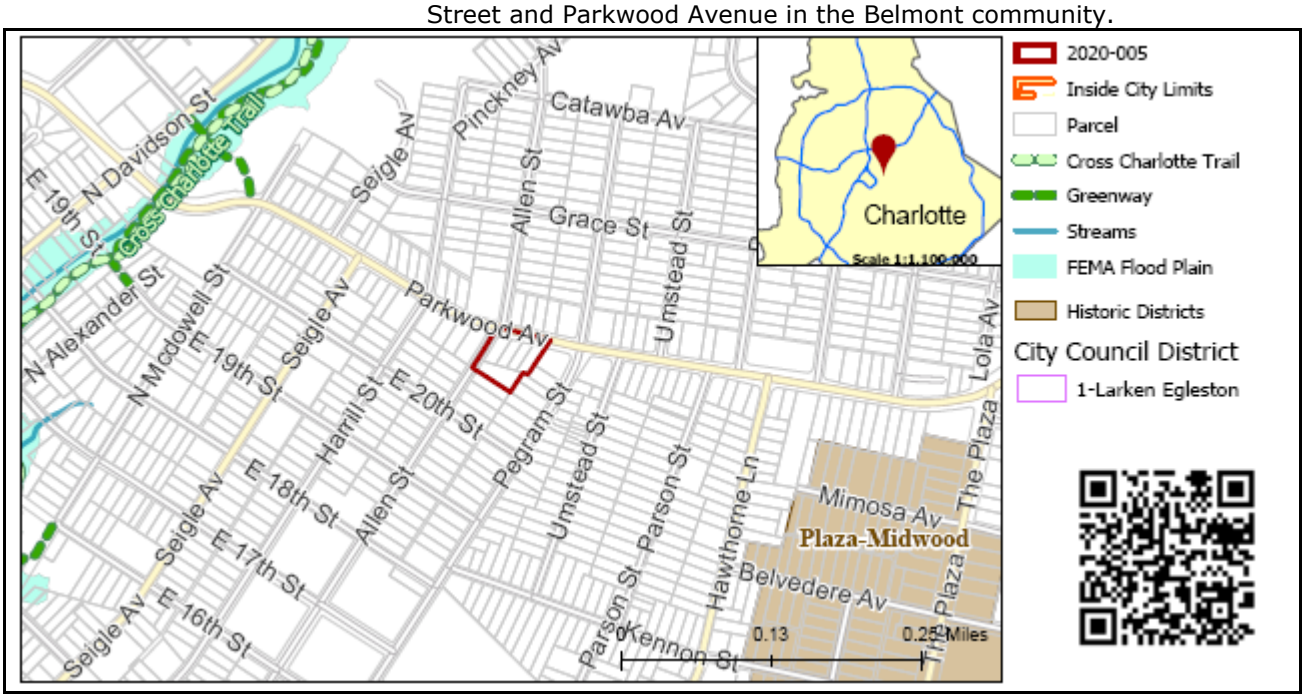
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-005
Post Hearing Staff Analysis
July 20, 2020

REQUEST	Current Zoning: R-5 (residential) Proposed Zoning: NS (neighborhood services)
LOCATION	Approximately 0.92 acres located at the SW intersection of Allen Street and Parkwood Avenue in the Belmont community.



SUMMARY OF PETITION	The petition proposes to establish a development from five contiguous single family parcels that provides a mixture of uses including single-family attached units, multi-family units, and ground floor commercial uses as permitted within the NS district.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Carolina Capital Reserve Fund II, LLC Ron Staley, Jr.; Verde Homes Paul Pennell, Urban Design Partners
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Virtual Community Meeting: 27

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Belmont Area Revitalization Plan's* (2003) recommendation for multi-family uses up to 22 dwelling units per acre (DUA) for parcels abutting Parkwood Avenue and single family uses up to 5 DUA for the parcel fronting Allen Street.

Rationale for Recommendation

- The proposal for 3,000 square feet of retail space achieves the Plan's economic development goal by increasing retail services within the Belmont Neighborhood.
- The request is consistent with uses already allowed by-right in the B-1 zoning district directly across Parkwood Avenue

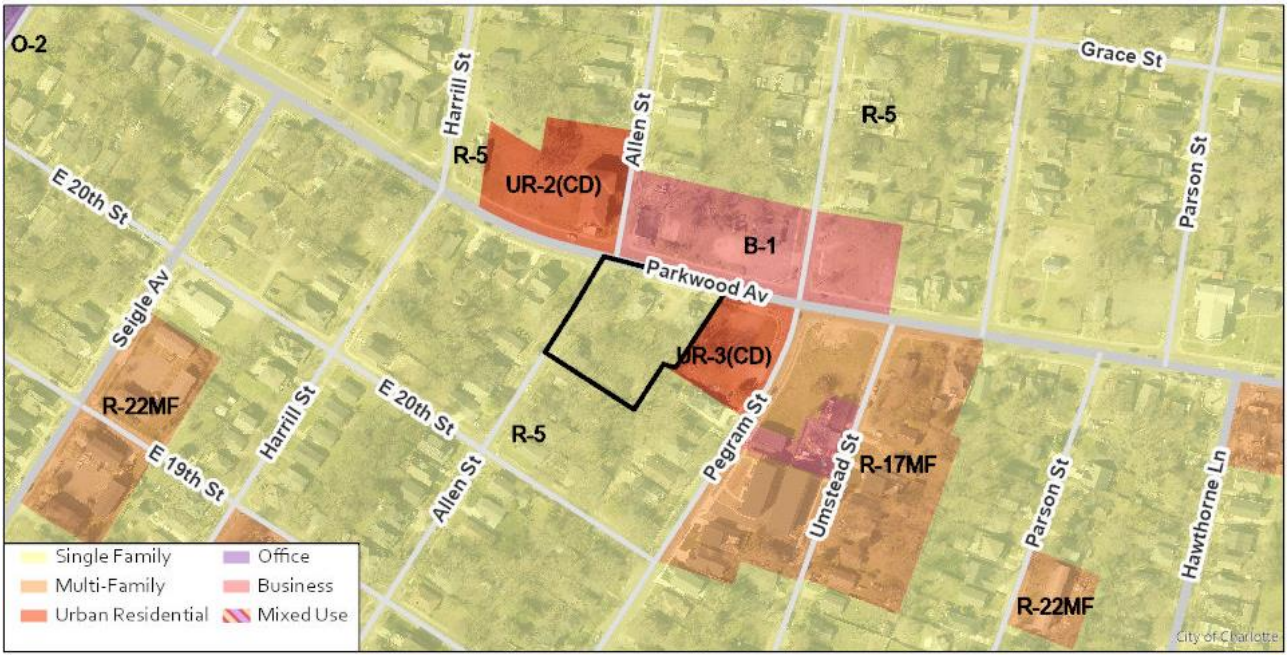
- The requested density of 23.9 DUA is reasonable variation in density from the recommended density of 22 DUA for a majority of the site.
- The proposal achieves the Plan's goal of creating a more pedestrian friendly community and improves vehicular flow by committing to inter-parcel connectivity with petition number 2019-156.
- The proposal's units along Allen Street are oriented in a way that is compatible with existing residences along the street, in particular by providing pedestrian connections from the sidewalk to the front door and by matching front setbacks. This compatibility is one of the Plan's guiding principles to assist in achieving the overall vision for Belmont.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan*, from multi-family up to 22 units per acre and single family uses up to 5 units per acre to residential/office/retail for the site.

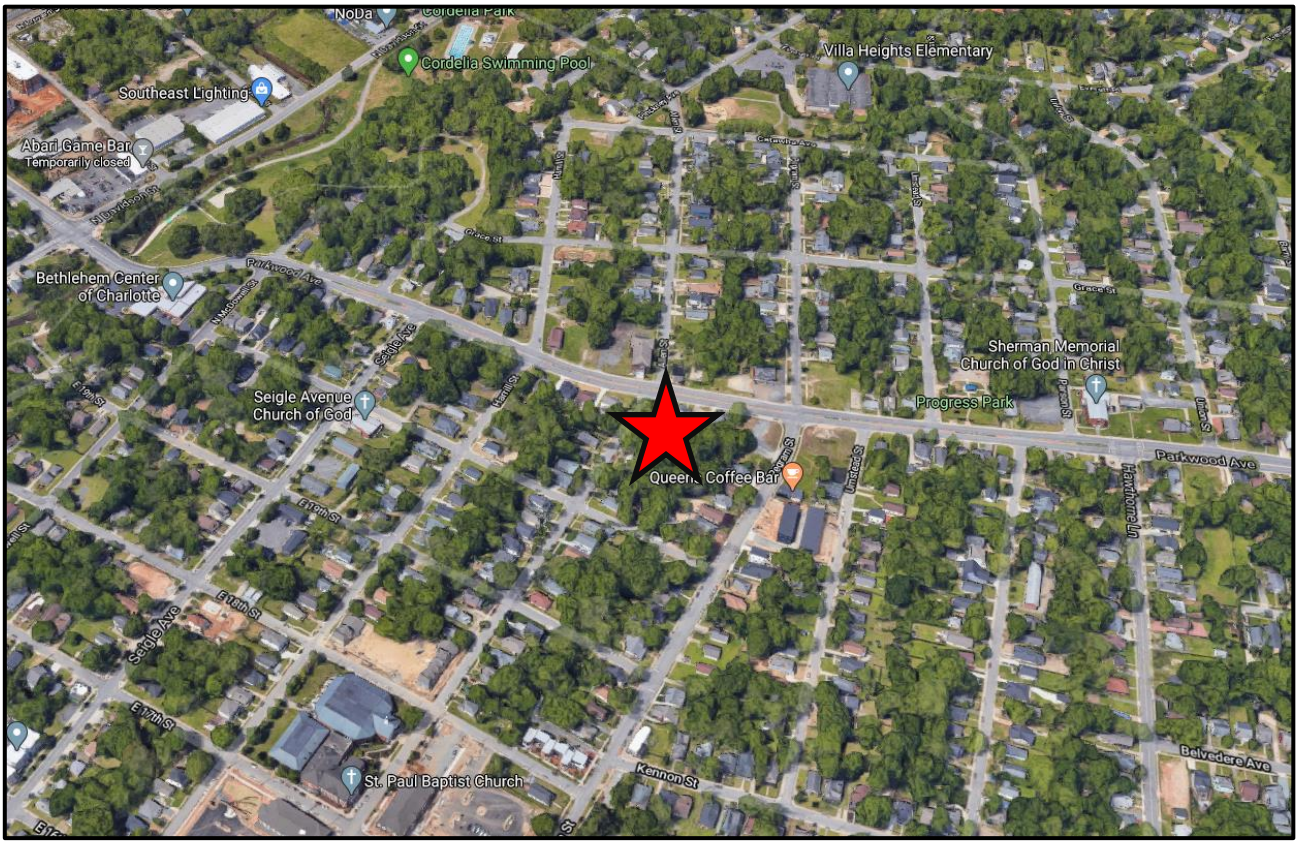
PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - A proposed structure of up to three stories (40 feet) to be located against Parkwood Avenue to contain a mixture of ground-floor retail uses, multi-family units, and attached single-family units.
  - Up to 3,000 square feet of ground floor residential uses.
  - Restricted uses include accessory drive-through windows, automotive service stations and fueling, auto sales and leasing, and commercial car washes.
  - 12 multifamily and 5 single-family attached units along the site's Parkwood Avenue frontage plus an additional 5 units along the site's Allen Street frontage.
  - Commits to transportation improvements including:
    - Vehicular cross-access to an adjacent parcel (2019-156).
    - An 8-foot sidewalk and 8-foot planting strip along Allen Street and Parkwood Avenue.
    - A minimum of 17 off-street parking spaces
  - Commits to architectural standards including:
    - Utilizing a variety of building materials
    - A design that generally maintains the look and character of existing neighborhood homes
    - Buildings that present a side or front to all streets
    - Garage door design that minimizes their visibility from Parkwood Avenue and Allen Street
    - Usable porches/stoops along with pedestrian connections from the buildings to the sidewalk
    - Minimum 60 percent façade transparency along ground level
  - Commits to a courtyard/amenity space along the project's eastern boundary
  - Commits to full cut-off detached and attached lighting and 12' maximum height for detached lighting

- **Existing Zoning and Land Use**



The site was most recently rezoned in 1988 (1988-075) from B-1 (neighborhood business) to R-6 (residential). The subject property is surrounded by a largely residential area within the Belmont community with frontage along Parkwood Avenue. Parcels zoned B-1 are located directly across Parkwood. Institutional uses, including Villa Heights Elementary and Cordelia Park, are within walking distance.



General location of subject property denoted by red star.

Streetview looking south toward the subject property. General rezoning boundary outline in pink.

Surrounding neighborhood context. Homes along Allen Street are largely single-story structures with connections from the front door to the sidewalk.

- **Rezoning History in Area**

Petition Number	Summary of Petition	Status
2019-179	Request to rezone in order to permit multi-family units and single-family detached units.	Pending
2019-156	Request to rezone to an urban residential district in order to construct a single-building multi-family development.	Approved
2019-146	Request to rezone to two urban residential districts to preserve an old corner store and construct one duplex.	Pending
2019-133	Request to adaptively reuse a corner retail establishment for a restaurant and parking.	Approved
2019-102	City-sponsored TOD rezoning for multiple sites along the Blue Line.	Approved
2018-060	Petition to adaptively reuse church structure and construct 6 additional residential units.	Approved
2018-011	Petition to allow the construction of a residential community of up to 5 dwelling units.	Approved

- **Public Plans and Policies**

  - The *Belmont Area Revitalization Plan* (2003) recommends multi-family dwelling units up to 22 DUA for a portion of the subject property and single family residential up to 5 DUA for the remainder of the site.

- **TRANSPORTATION SUMMARY**
  - The site is located on a major thoroughfare. The petitioner is committing constructing the required 8-foot and 8-foot along Parkwood Avenue. CDOT continues to require the development to move the driveway further away from Allen Street.
- **Active Projects:**
  - Parkwood (N. Davidson -The Plaza) Improvements
    - This project will install pavement markings to create a buffered bike lane on Parkwood Avenue from Belmont Avenue to The Plaza. Several new signals will be added with the project limits as well.
    - Current status: 100% design
    - Construction: Beginning fall 2020, completion by fall 2021
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: 38 trips per day (based on 4 dwelling units).

  Entitlement: 38 trips per day (based on 4 dwelling units).

  Proposed Zoning: 690 trips per day (based on 12 multifamily units, 10 townhomes, and 3,000 SF retail space).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **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 2 students, while the development allowed under the proposed zoning may produce 2 students. Therefore, there is no net increase in the number of students generated from existing zoning to proposed zoning.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Villa Heights Elementary remains at 67%
    - Eastway Middle remains at 118%

    - Garinger High remains at 122%
  - **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Parkwood Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Parkwood Avenue. See advisory comments at www.rezoning.org

- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at www.rezoning.org
  - **Urban Forestry:** No outstanding issues.
- **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 ISSUES

Transportation

~~1. The petitioner should revise the site plan to show the driveway further away from Parkwood Road – 10' from the property line or a minimum of 100' from the Parkwood intersection.~~ ADDRESSED

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

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