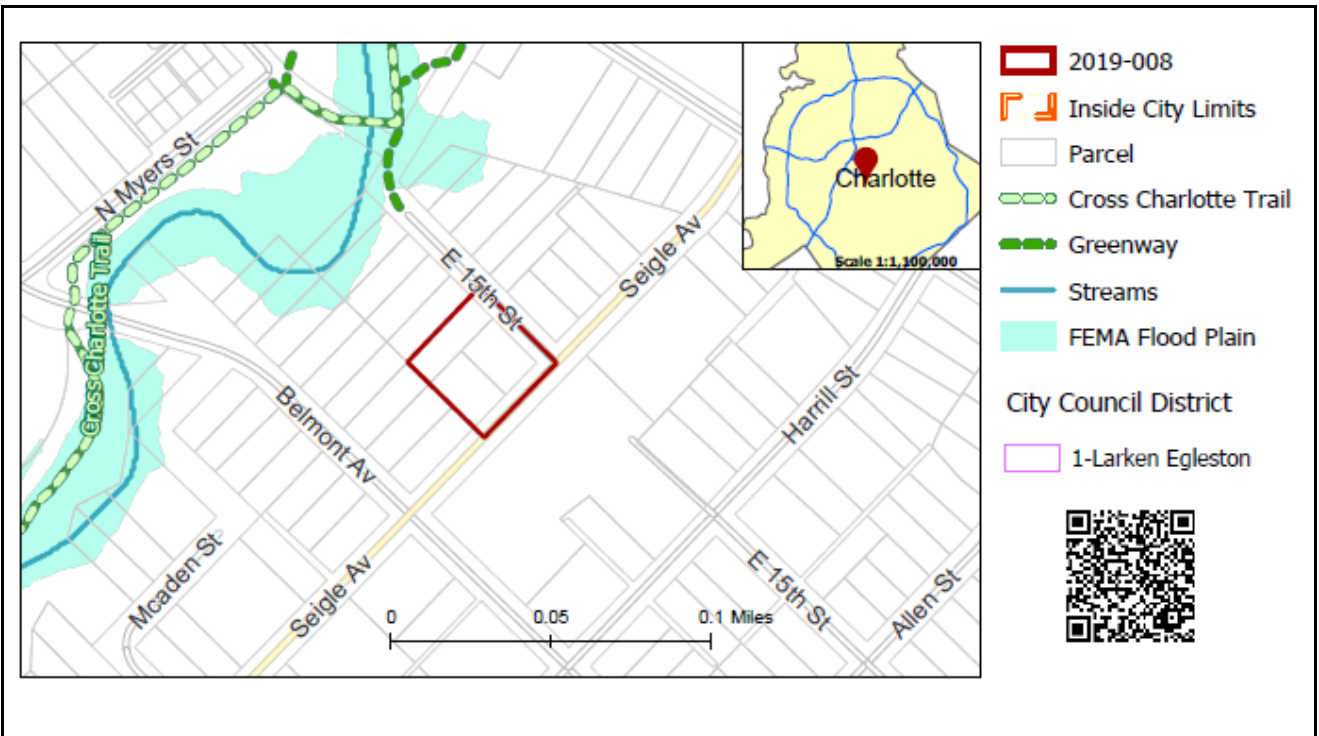


REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

LOCATION

Approximately 0.517 acres located on the west side of the intersection of Seigle Avenue and E. 15th Street.
(Council District 1 - Egleston)



SUMMARY OF PETITION

The petition seeks to redevelop the site with a mixture of uses consisting of 1,500 square feet of commercial space, and up to ~~35~~ **28** residential dwelling units, at a density of 68.6 units per acre.

PROPERTY OWNER

Alltime Factors Inc. and John Edward Amon, Sr.

PETITIONER

CoHab LLC

AGENT/REPRESENTATIVE

Russell Fergusson

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 44.

**STAFF
RECOMMENDATION**

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

Plan Consistency

The petition is **inconsistent** with the *Belmont Area Plan*, which recommends single family residential uses up to five dwelling units per acre, and institutional uses for the site.

Rationale for Recommendation

- The proposed multi-family development is located within an established single family detached neighborhood.
- The proposed ~~70-44~~ foot tall multi-unit structure, with a density of ~~68.6~~ **56** 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.

- Much of the surrounding single family area has an established lot pattern with one home per lot. As currently designed, the proposed -multifamily development is not consistent with the existing residential context described above due to the attached and stacked units, and a proposed setback of only 16 feet from the back of curb adjacent to and across from single family homes with front yards.
- 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.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Plan*, from residential uses at 5 dwelling units per acre and institutional uses to residential uses greater than 22 dwelling units per acre for the site.

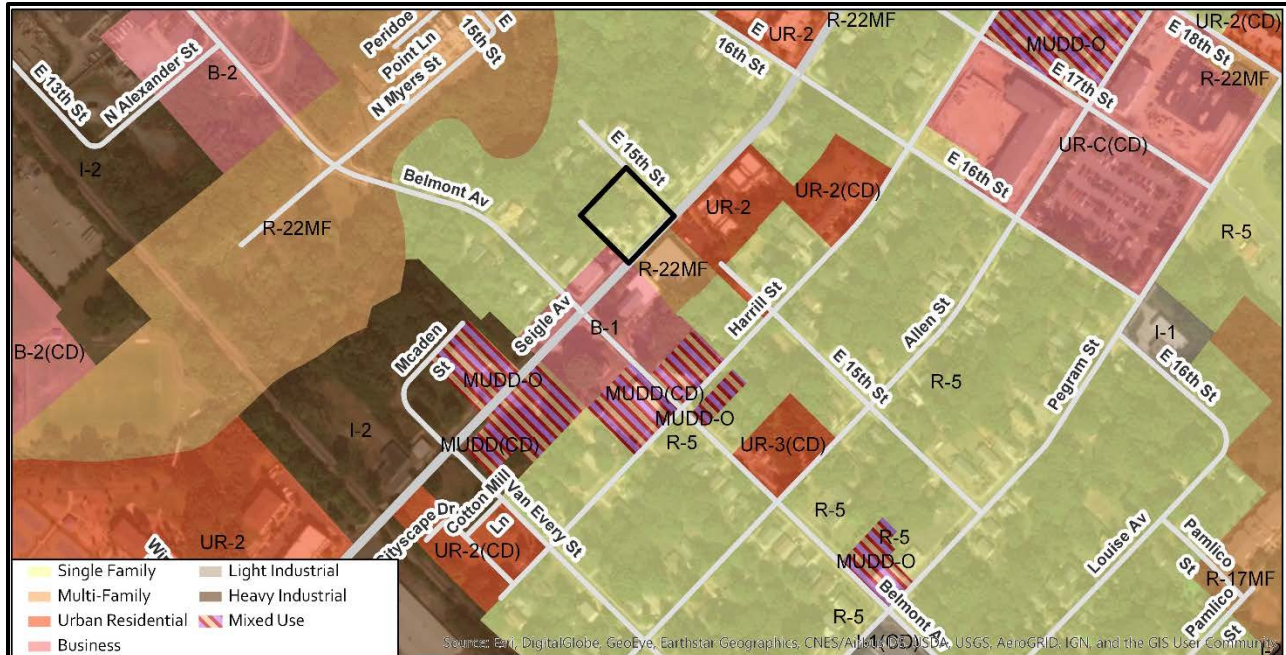
PLANNING STAFF REVIEW

• Proposed Request Details

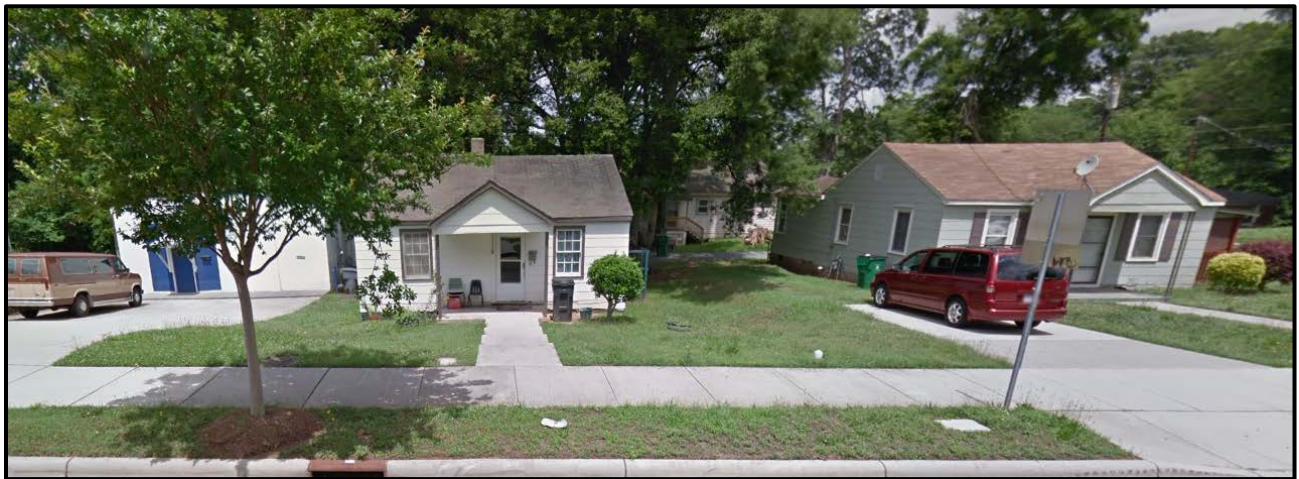
The site plan accompanying this petition contains the following provisions:

- A ~~maximum of mix of uses consisting of one 1,500 square foot commercial unit, and 25~~ 28 residential units, at a density of ~~68.6~~ 56 units per acre. ~~One~~ Three units will be for-sale affordable at 80% of the area median income, with a 10-year restriction on the resale of the property, or shall be eligible for the City of Charlotte's House Charlotte Program.
- Maximum building height of ~~70~~ 44 feet.
- Access to the site via Seigle Avenue.
- A total of 48 subterranean parking spaces, ~~consisting of stalls and hydraulic lift spaces will be provided. at a rate of one space per residential unit and one space per 600 square feet of commercial space.~~
- Building elevations provided.
- Building materials will be comprised of brick, cedar shake, wood siding, fiber cement siding, stucco, and masonry. Prohibited building materials include concrete masonry units not architecturally finished, and vinyl siding as an exterior building material except on hand rails, windows or door trim.
- A minimum 30% of all buildings abutting a network required street will consist of brick, natural stone or its synthetic equivalent, stucco or other material approved by the Planning Director.
- Building placement shall provide a front or side façade to all network required streets and shall front a minimum of 60% of the total network required street frontage on the site.
- Parking lots will not be located between any building and any network required street. No single-unit serving driveway will be allowed on network required streets.
- Buildings exceeding 120 feet in length will include modulations of the building massing/façade plane. Building elevations will be designed with vertical bays or articulated architectural façade features. Roof forms and lines will be designed to avoid the appearance of a large monolithic roof structure.
- Provides eight-foot planting strips and eight-foot sidewalks along Seigle Avenue and E. 15th Street.
- On-street parking along the site's 15th Street frontage will be restricted to loading and limited duration parking, until parking on 15th Street has been restricted to one side of this block of 15th Street.
- Petitioner will support and contribute to the installation of crosswalks at the corner of Belmont Avenue and Seigle Avenue per an agreement with the Belmont Community Association.

- Existing Zoning and Land Use



- The subject properties are zoned R-5 (single family residential) and developed with a religious institution and three single family detached dwellings.
- Properties located on the west side of Seigle Avenue are developed with single family detached and multi-family detached residential, warehouse, parks, and junk yard uses. Single family detached and multi-family residential, institutional, and warehouse uses exist on the east side of Seigle Avenue.



The subject property is developed with three single-family homes.



The properties to the north along East 15th Street are developed with single-family homes.



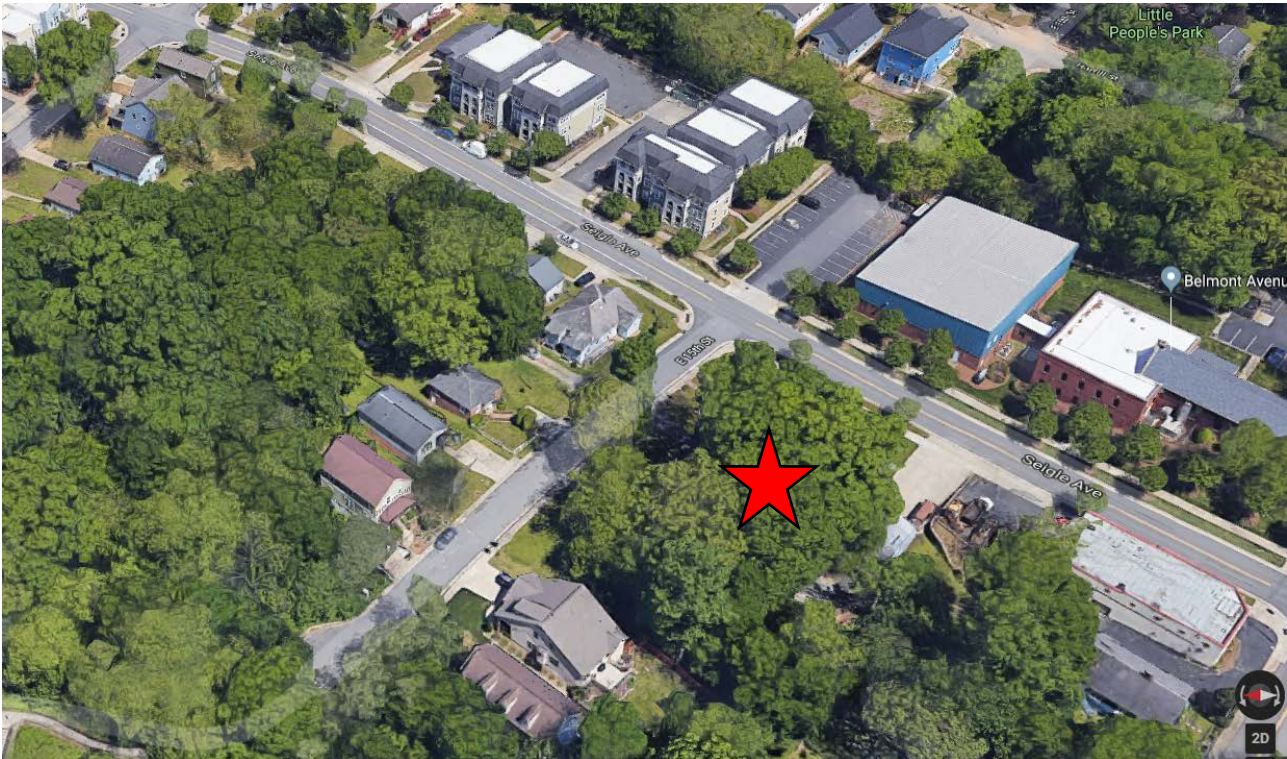
The properties to the south along Belmont Avenue are developed with single-family residential and a warehouse use.



The properties to the west along East 15th Street are developed with single-family residential.

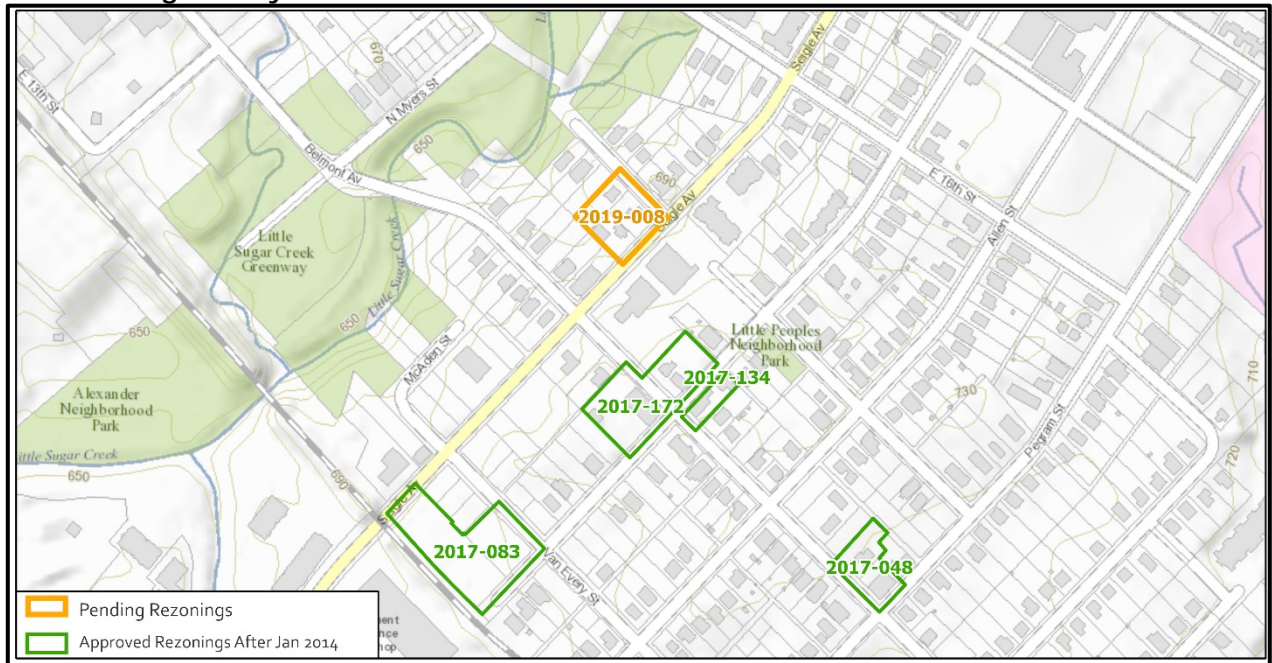


The property to the east is developed with a religious institution.



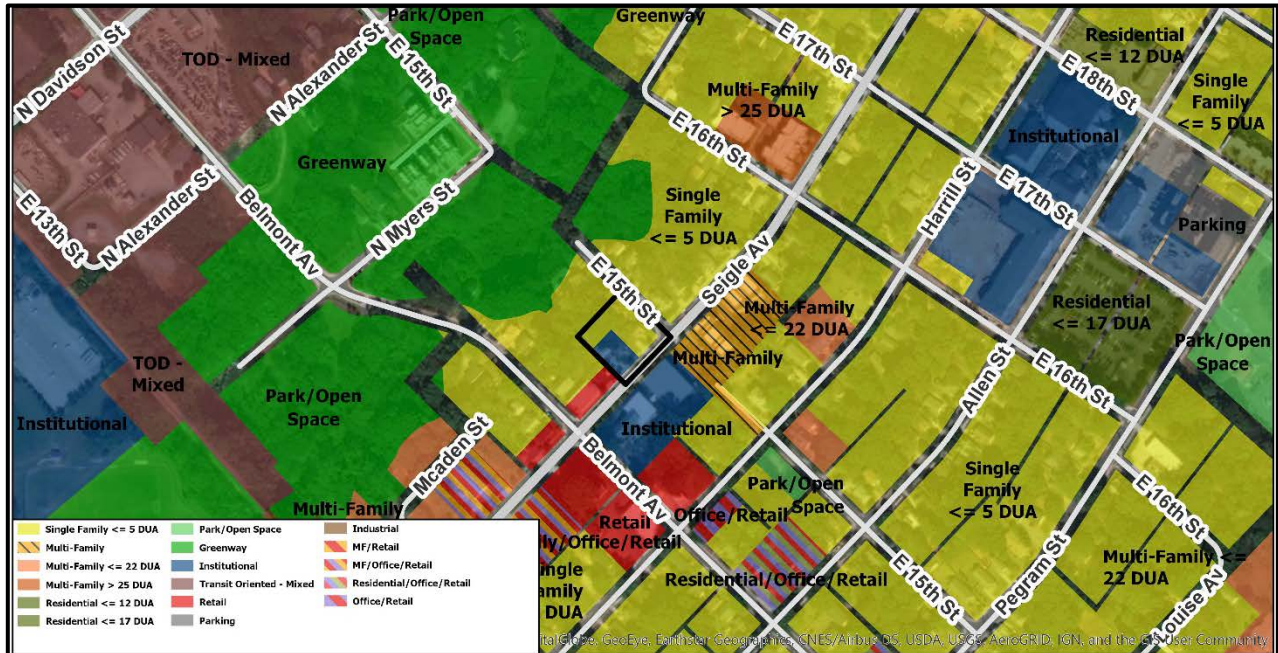
Further northeast across Belmont Avenue are Housing Authority multi-family dwellings. The proposed site is noted with a red star.

- Rezoning History in Area



| Petition Number | Summary of Petition | Status |
|-----------------|---|----------|
| 2017-172 | Approximately 0.844 acres located on the northwest and southwest corners of Harrill Street and Belmont Avenue to MUDD-O to allow eating/drinking/ entertainment establishments, neighborhood food and beverage services, exercise gyms, general offices, retail, and/or residential uses. | Approved |
| 2017-134 | Approximately 0.16 acres located at the intersection of Harrill Street and Belmont to MUDD-O to allow an eating/drinking/entertainment establishment and residential use. | Approved |
| | Approximately 1.16 acres located between Seigle Avenue and Harrill Street, west of Van Avery Street to UR-2(CD) to allow up to 19 attached dwelling units, at a density of 16.37 dwelling units per acre. | Approved |
| 2017-048 | Approximately 0.357 acres located at the northeast intersection of Belmont Avenue and Pegram Street, east of Allen Street to MUDD-O to allow for an eating/drinking/entertainment establishment and other select retail and office uses. | Approved |

- **Public Plans and Policies**



- The *Belmont Area Revitalization Plan* (2003) recommends single family uses up to five units per acre for tax parcels 08110914 and 21 located at the corner of Seigle Avenue and E. 15th Street and E. 15th Street respectively, and institutional land use for tax parcel 08109913.
- 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**

- ~~See Outstanding Issues, Note 2~~ Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 30 trips per day (based on three single family dwellings).

Entitlement: 30 trips per day (based on three single family dwellings).

Proposed Zoning: 540 trips per day (based on 35 multi-family units and 1,500 square feet of retail).

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 Department of Solid Waste Services:** ~~See Outstanding Issues, Note 4~~ Addressed
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The number of students cannot be generated because the site plan does not specify whether the multi-family units are for sale or for rent.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing two-inch water distribution main located along East 15th Street and via an existing six-inch water distribution main located along Seigle Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along East 15th Street and via an existing eight-inch gravity sewer main located along Seigle Avenue.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues. Advisory comments provided. See rezoning.org for details.

- **Land Development:** No outstanding issues.
- **Storm Water Services:** No outstanding issues. Advisory comments provided. See rezoning.org for details.
- **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 ISSUESLand Use

1. Reduce the density to not exceed five dwelling units per acre. **Outstanding**

Transportation

- ~~2. The petitioner should rebuild the receiving ramps at the corner of Seigle Avenue and East 15th Street to meet City of Charlotte and PROWAG standards.~~ **Addressed**

Site and Building Design

- ~~3. Amend Note 5 to remove "in the sole discretion of petitioner."~~ **Addressed**
 - ~~4. Show and label required space for dumpster(s)/compactor and recycling, which is required to be set aside even if property owner and/or developer elects to use a private hauler for individual rollout cart service.~~ **Addressed**
 - ~~5. Amend Note 4D to delete all verbiage after "By Section 6.207 of the ordinance."~~ **Addressed**
 - ~~6. Specify Tree Save information under heading of Development Data.~~ **Addressed**
-

Attachments Online at www.rezoning.org

Planner: Sonja Strayhorn Sanders (704) 336-8327