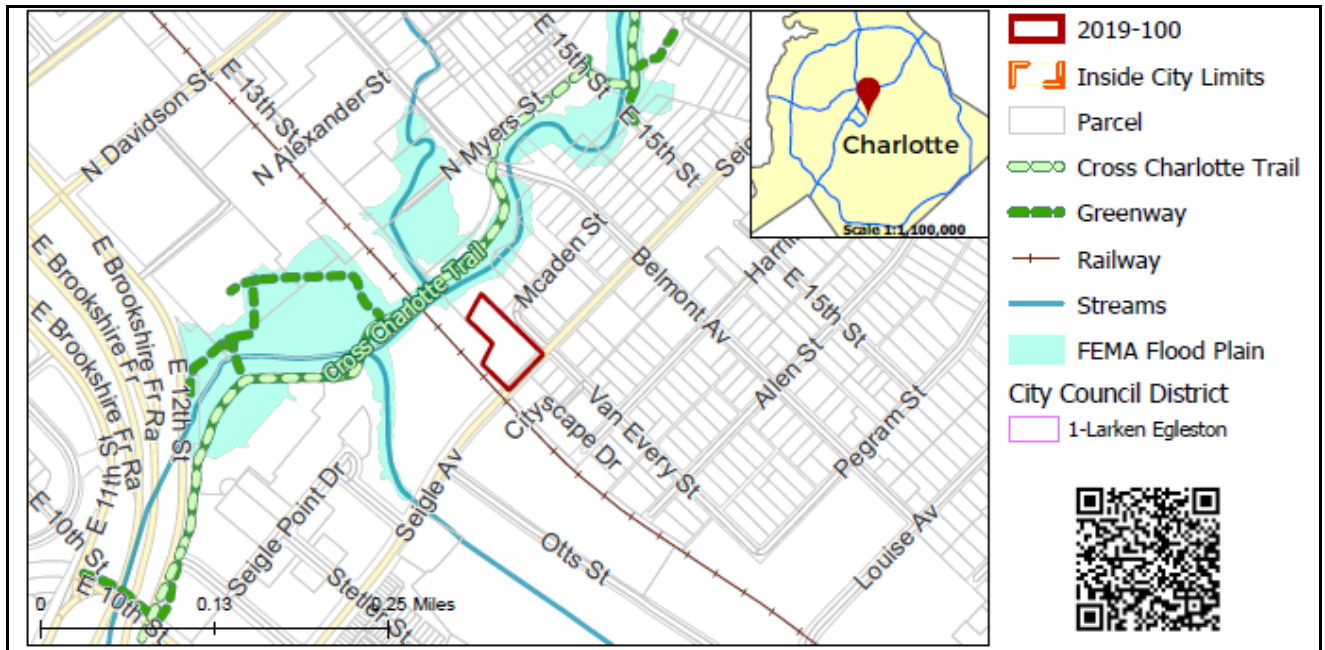


REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 1.01 acres located at the eastern corner of the intersection of Seigle Avenue and Van Every Street.



SUMMARY OF PETITION

The petition proposes to establish a mixed-use development district that would adaptively reuse two existing structures and create up to 4 additional structures for residential and non-residential uses.

PROPERTY OWNER

White Zombie, LLC

PETITIONER

Matt Connolly, Pike Properties, LLC

AGENT/REPRESENTATIVE

Paul Pennell, Urban Design Partners

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of an outstanding issue related to transportation.

Plan Consistency

The petition is **inconsistent** with the *Belmont Area Revitalization Plan*, which recommends residential development up to 22 dwelling units per acre.

Rationale for Recommendation

- The petition's proposed adaptive reuse satisfies the plan's guiding principle of taking a preservation-oriented approach by retaining the existing buildings on the site.
- The plan's recommended future land use for this site was developed under the assumption that a Hope VI redevelopment project was going to be located on the site. That concept did not materialize.

- The petition's residential density of 12 dwelling units per acre is significantly less dense than the 22 dwellings units per acre that the plan would permit.
- The petition is in alignment with the plan's Land Use and Development Goals and Objectives in that it attempts to balance the provision of service retail with protection of residential areas. As this is an infill project, no homes will be removed for this petition.
- The petition's proposed uses are compatible with the surrounding residential and non-residential uses. While zoned industrial, there have been multiple approved rezonings to mixed use districts in the area. It is unlikely this area develops under its current industrial zoning.
- The petition will improve and extend Van Every Street and make needed pedestrian improvements along the site's frontage.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan*, from residential to mixed residential/office/retail uses.

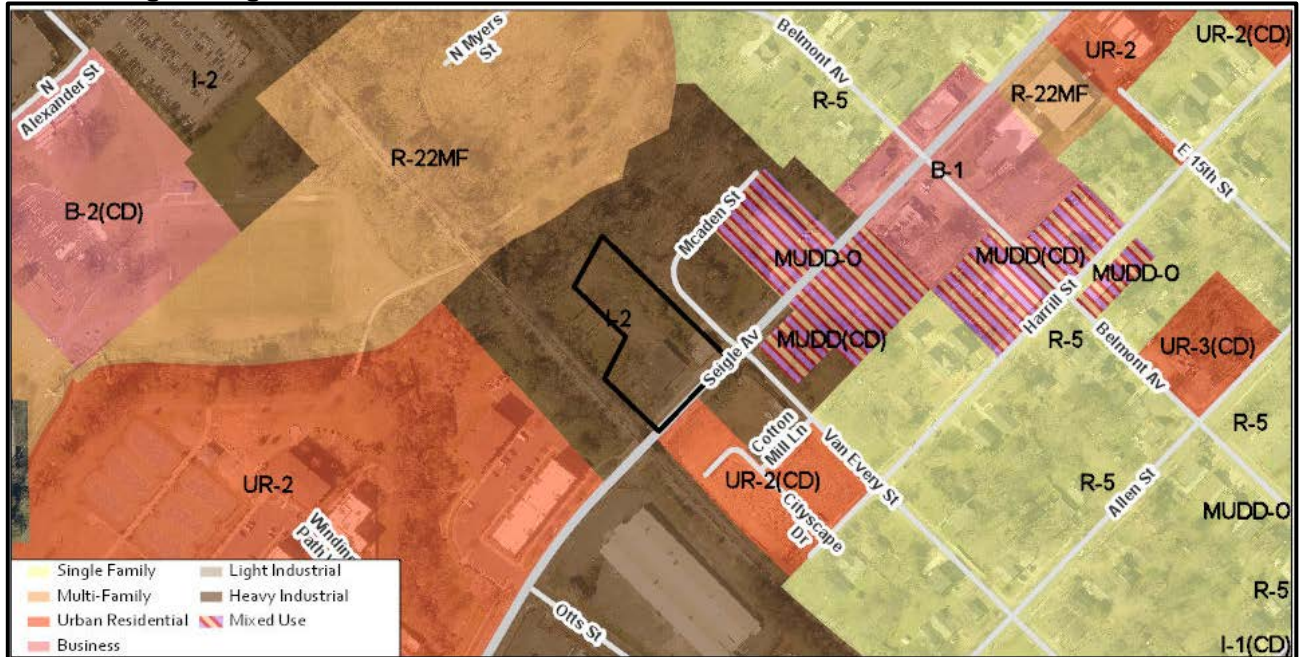
PLANNING STAFF REVIEW

• Proposed Request Details

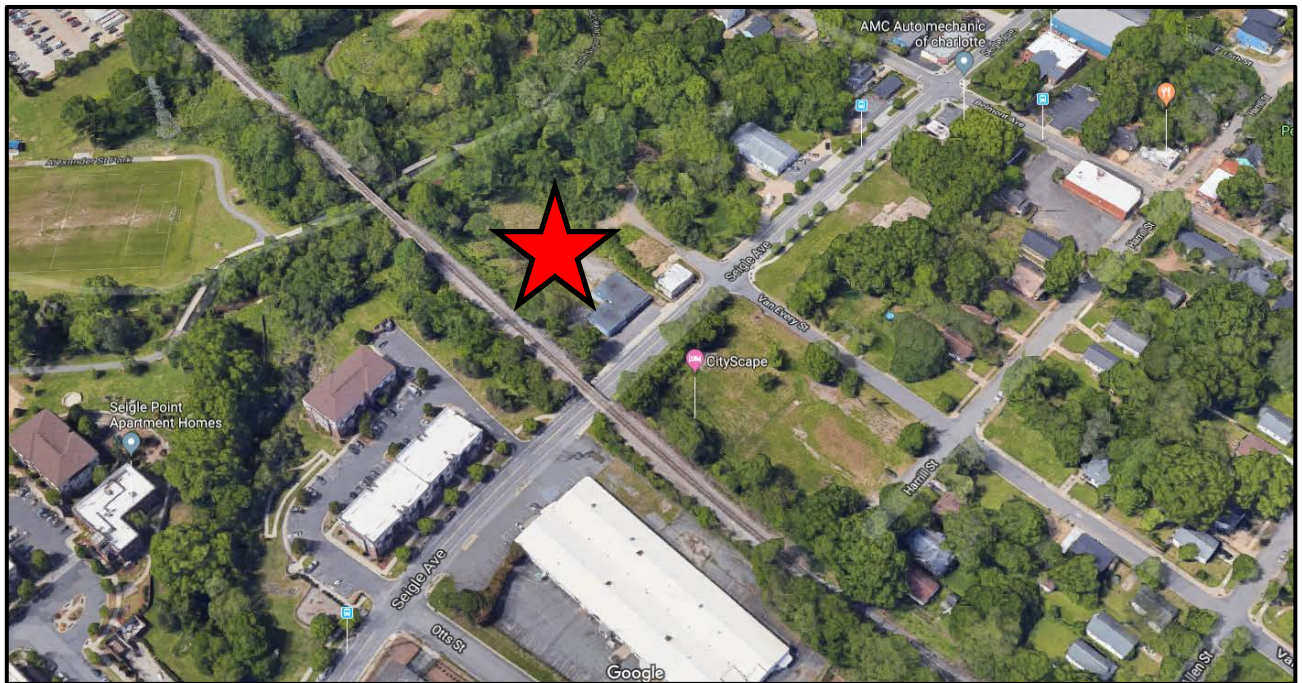
The site plan accompanying this petition contains the following provisions:

- Proposes allowable non-residential uses (office/retail) within the two existing buildings.
- Proposes one additional building that would allow for up to 8,300 square feet of allowable non-residential uses (office/retail).
- Proposes three additional buildings providing no more than 12 residential units on site. Each of the buildings shall be limited to 3 stories and a maximum height of 40 feet.
- Commits to providing one residential unit at a monthly rental rate at or below 80 percent of the area median income (AMI) for a period of no less than 15 years from the issuance of the certificate of occupancy.
- Proposes to allow for building additions and expansions to renovated and adaptively reused existing structures, to include rooftop patios.
- Commits to façade improvements to existing structures that may include improved fenestration of existing exterior walls, replacement of windows and expansion of window areas, addition of pedestrian entrances, covered and uncovered patio areas, exterior stairs, architectural accents and signage.
- Commits to a variety of building materials, including a combination of glass, brick, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, metal, or wood. Vinyl shall not be used as a primary building material but may be utilized for trim, soffits, architectural detailing, or insulation.
- Blank walls limited to a maximum 20 feet on all building levels.
- Provides walkways connecting residential units to public rights of way.
- Detached lighting limited to a maximum height of 20 feet; all attached and detached lighting shall be full cutoff and downwardly directed.
- Proposes an optional provision that would allow for a reduced setback requirement along Seigle Avenue and Van Every Street of 10 feet from existing back of curb to accommodate an existing building.
- Provides one sidewalk ramp at the corner of Van Every Street and Seigle Avenue.
- Commits to an extension of Van Every Street within the existing street right of way.
- Commits to a maximum height for proposed buildings of 40 feet.

- Existing Zoning and Land Use



The site is zoned for industrial use and consists of small vacant buildings. Surrounding land uses include detached single family residences, industrial uses, higher density multifamily development, and commercial uses.

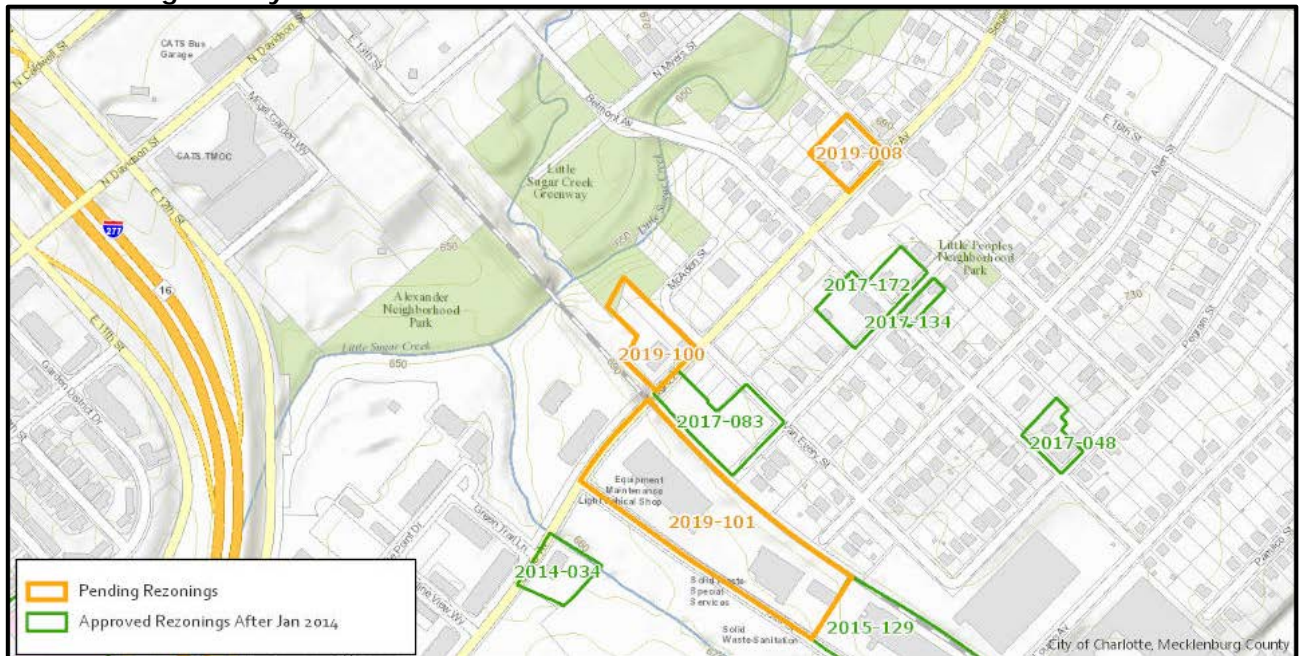


General location of petition, indicated by the red star. The site adjoins a railroad right-of-way, and is surrounded by a variety of uses.



Looking north at subject property. Buildings to be adaptively reused shown.

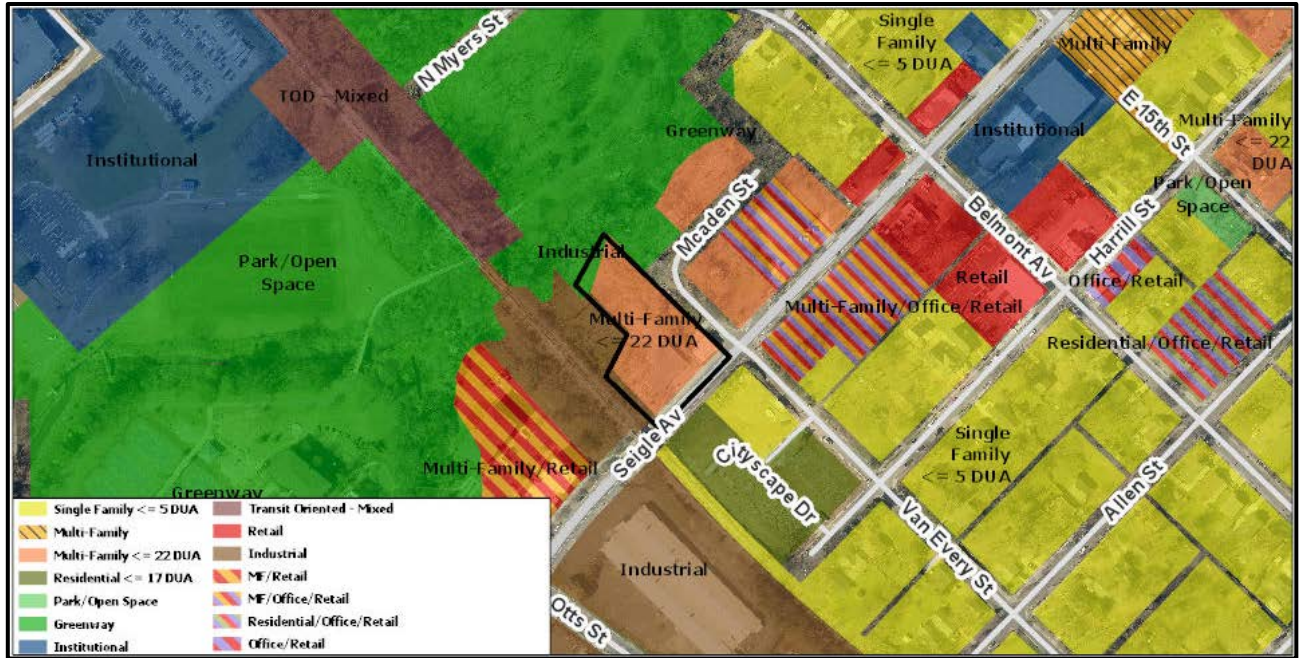
- Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|--|----------|
| 2019-101 | Petition to rezone portion of parcel to MUDD-O (mixed uses development, optional), with provision to address limited on-site parking to Innovation Barn. | Pending |
| 2017-172 | Petition to adaptively reuse existing commercial buildings to allow EDEE establishments and other uses allowed within the MUDD district. | Approved |
| 2017-134 | Petition to adaptively reuse existing buildings to allow an EDEE and additional residential uses. | Approved |
| 2017-083 | Petition to allow up to 19 attached dwelling units at a density of 16.37 DUA. | Approved |

| | | |
|----------|---|----------|
| 2017-048 | Petition to adaptively reuse an existing building to allow EDEE and or other retail and residential uses. | Approved |
| 2015-129 | Petition to rezone industrial parcel to MUDD-O for adaptive reuse of old manufacturing/industrial building. | Approved |
| 2014-034 | Petition to allow an existing building previously used by church to be utilized as a restaurant. | Approved |

• **Public Plans and Policies**



- The *Belmont Area Revitalization Plan* (2003) recommends the site for residential uses up to 22 dwelling units per acre.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is at an unsignalized intersection of Seigle Avenue (minor thoroughfare, city maintained) and Van Every Street (local, city maintained) and is in a wedge inside Route 4.
 - **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 0 trips per day (based on vacant land use).
Entitlement: 60 trips per day (based on 5,500 SF of office space).
Proposed Zoning: 1,630 trips per day (based on 13,800 SF retail and 12 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 1 student. Therefore, the net increase in the number of students generated from existing zoning to proposed is 1 student.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Villa Heights Elementary: remain at 50%
 - Eastway Middle: remain at 108%
 - Garinger High: remain at 117%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Seigle Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Seigle Avenue. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** See advisory comments at www.rezoning.org
 - **Land Development:** See advisory comments at www.rezoning.org
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES

Site and Building Design

1. Add conditional note to commit to retaining existing structures.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

2. Under Optional Provisions, update front setback along Van Every Street to 15 feet and specify that the option only applies to the existing buildings. 16 feet is required for all new buildings.
3. Within the development summary section, match labels on buildings shown on site plan to the numbers shown in the summary.
4. Remove parking calculations and note "parking provided per Ordinance".

Transportation

5. Where site plan notes describe dedication and fee simple conveyance of all rights-of-way to CDOT, update easement from 1' behind sidewalk to 2' behind sidewalk where feasible.

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

Planner: William Linville (704) 336-4090