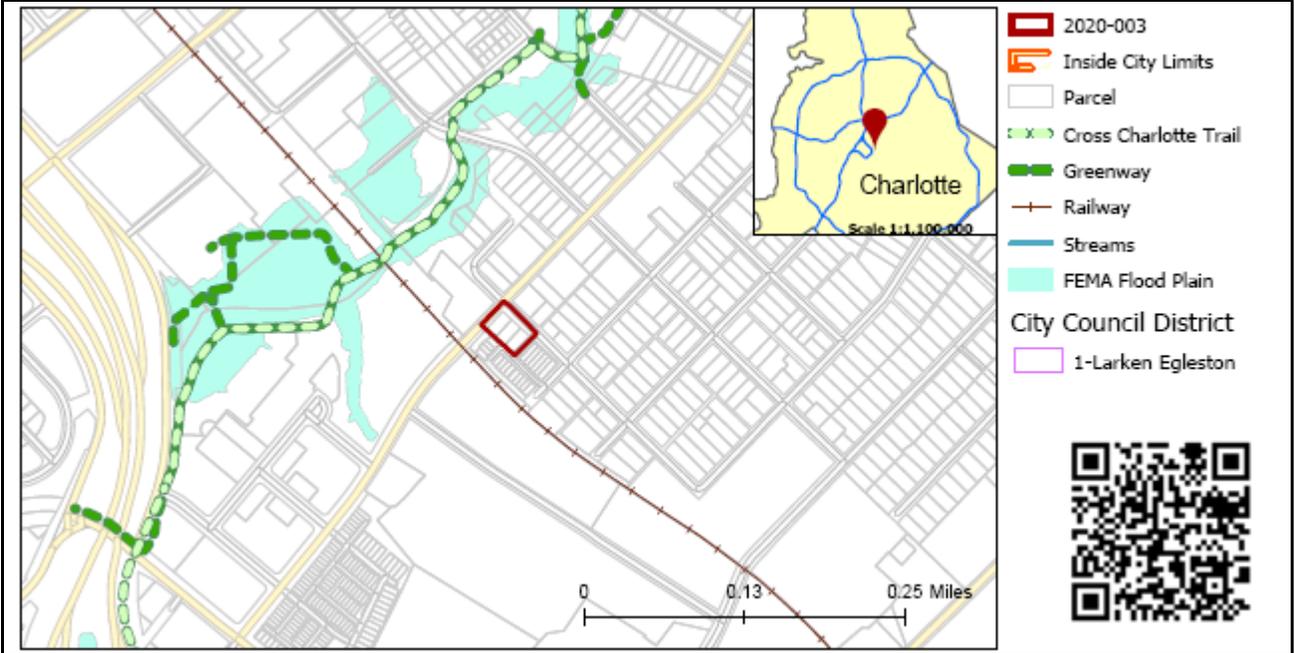


**REQUEST**

Current Zoning: I-2 (heavy industrial)  
Proposed Zoning: UR-2 (CD) (urban residential, conditional)

**LOCATION**

Approximately 0.3 acres located at the southern intersection of Seigle Avenue and Van Every Street in the Belmont neighborhood.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant parcel into three duplex-type residential units (six total dwelling units) at a residential density of 20 DUA.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

SIS AND INVESTMENTS, LLC  
Fairview Builders  
Collin Brown, Brittany Lins

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and requested technical revisions.

Plan Consistency

The petition is **inconsistent** with the *Belmont Area Revitalization Plan's* (2003) recommendation for single family residential uses up to five dwelling units per acre (DUA).

Rationale for Recommendation

- The proposed project closely resembles the lot configuration approved through petition 2017-083 (which surrounds the subject property along its eastern and southern property lines) and will frame out currently vacant land with a similar residential unit type.
- The proposed duplexes are compatible with surrounding residential and mixed uses. Although the parcel is zoned industrial, the likelihood that the subject property develops, both due to its

proximity to residential uses and the size of the property, as an industrial use is low.

- Although the requested density (20 DUA) is higher than the proposed land use density for these parcels (5 DUA), the request for residential uses is in line with the plan recommendations.
- The area plan identifies vacant lots along Seigle Avenue in the Belmont Community, including the parcel in this petition, as ideal for infill development. Even at a higher density, the petition satisfies the plan’s recommendation for infill development.

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

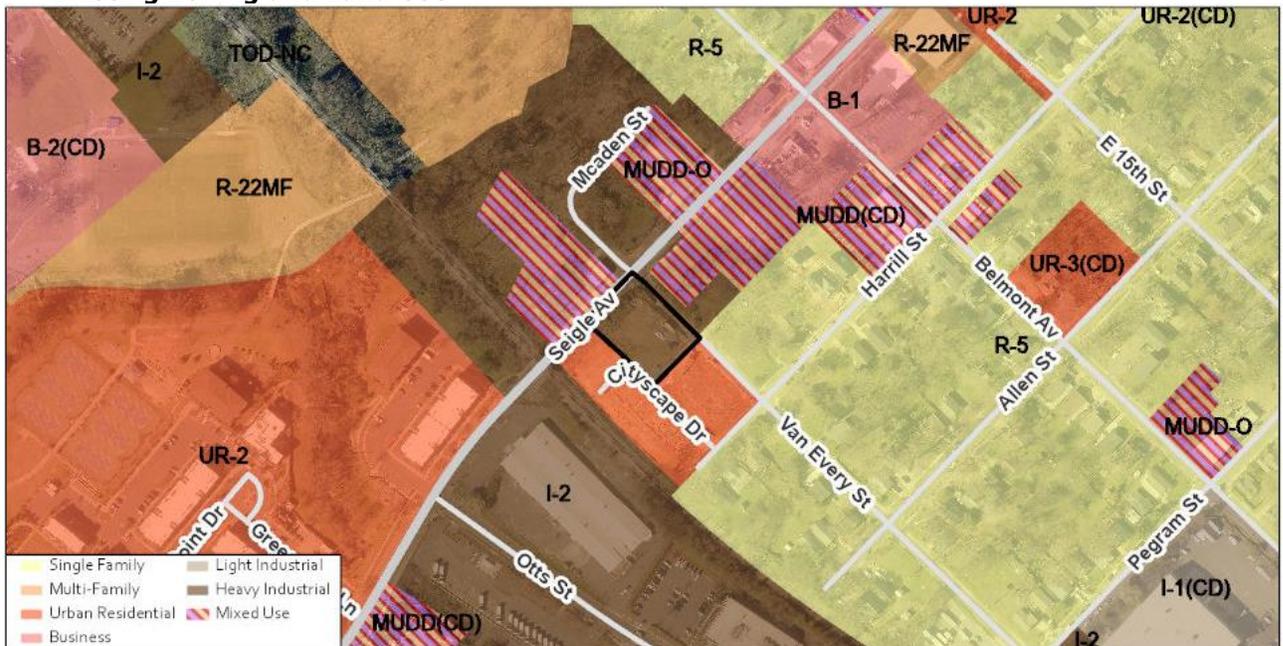
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

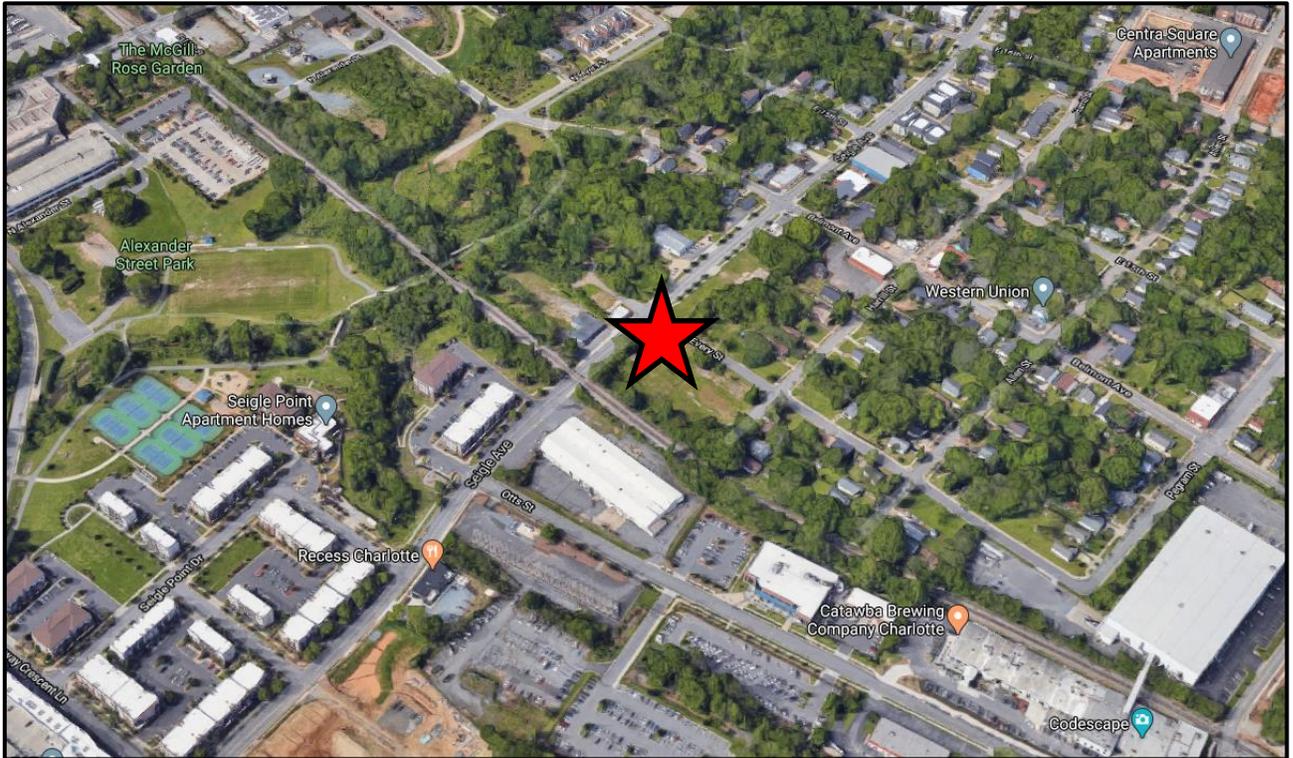
The site plan accompanying this petition contains the following provisions:

- Proposed the development of three duplex residential units amounting to six total residential units at a density of 20 DUA.
- Proposes rear-loaded access to the units by way of Cotton Mill Lane.
- Commits to architectural standards including residential connections to sidewalk along with raised from average sidewalk grade from 12"-24".
- Provides each unit with a stoop/porch facing each public right-of-way.
- Recesses garage doors visible from the public right-of-way.

• **Existing Zoning and Land Use**



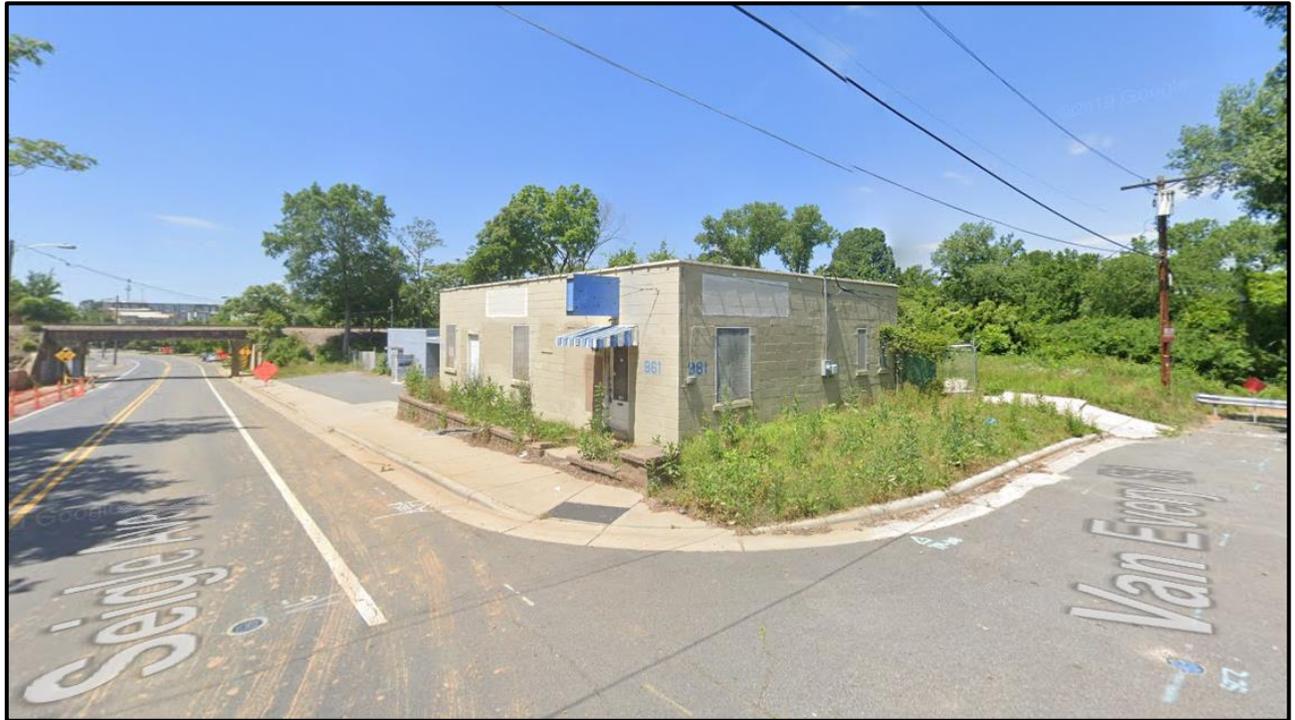
The subject property is in an area of the Belmont Neighborhood that has been slowly redeveloping over time. An area that was formerly predominantly used and zoned for industrial uses, it has seen growth and redevelopment of older industrial buildings into breweries and places of entertainment. While small pockets of industrial zoning remain along Otts Street and McAden Street, the area is surrounded by a majority of residential, retail, and other mixed uses along the Seigle Avenue corridor.



General location of subject property denoted by red star.

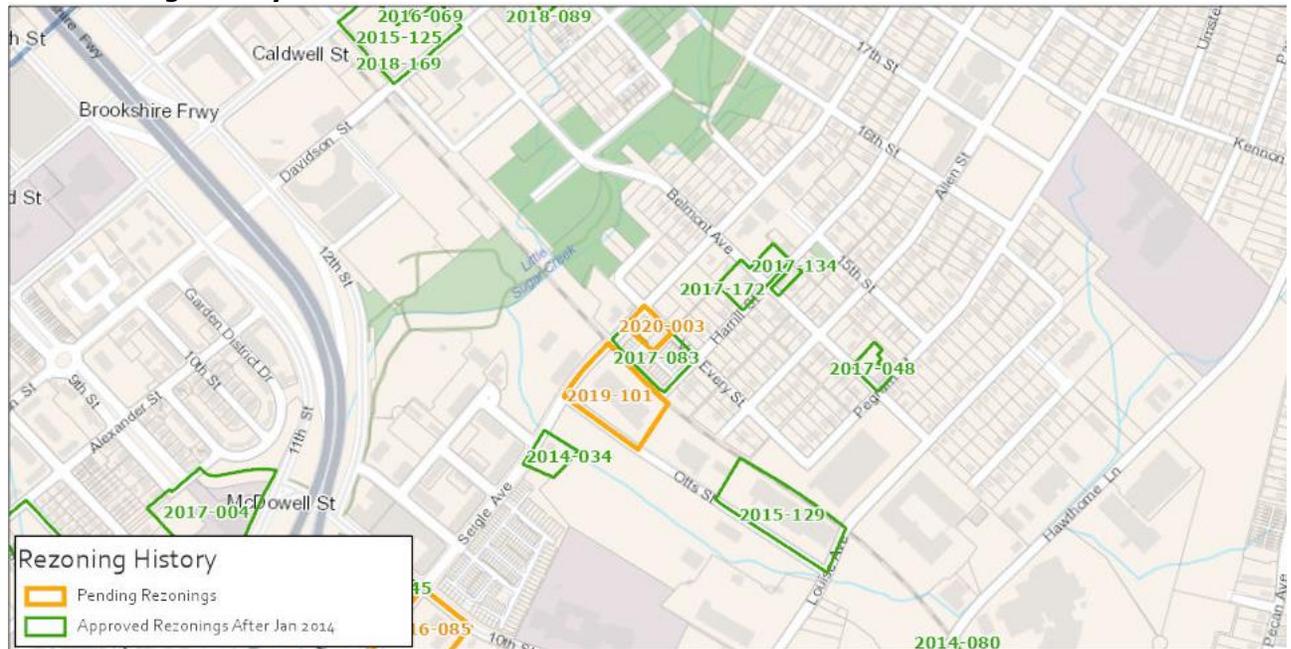


Streetview from Seigle Avenue looking SE toward the subject property. General location of subject property's frontages along Van Every Street and Seigle Avenue highlighted in pink. A townhome development (2017-083) is nearing completion in the background.



Streetview from Seigle Avenue looking west across from the subject property. This is the location of recently approved 2019-100, which will be an adaptive reuse of the structure seen in the photo with residential units.

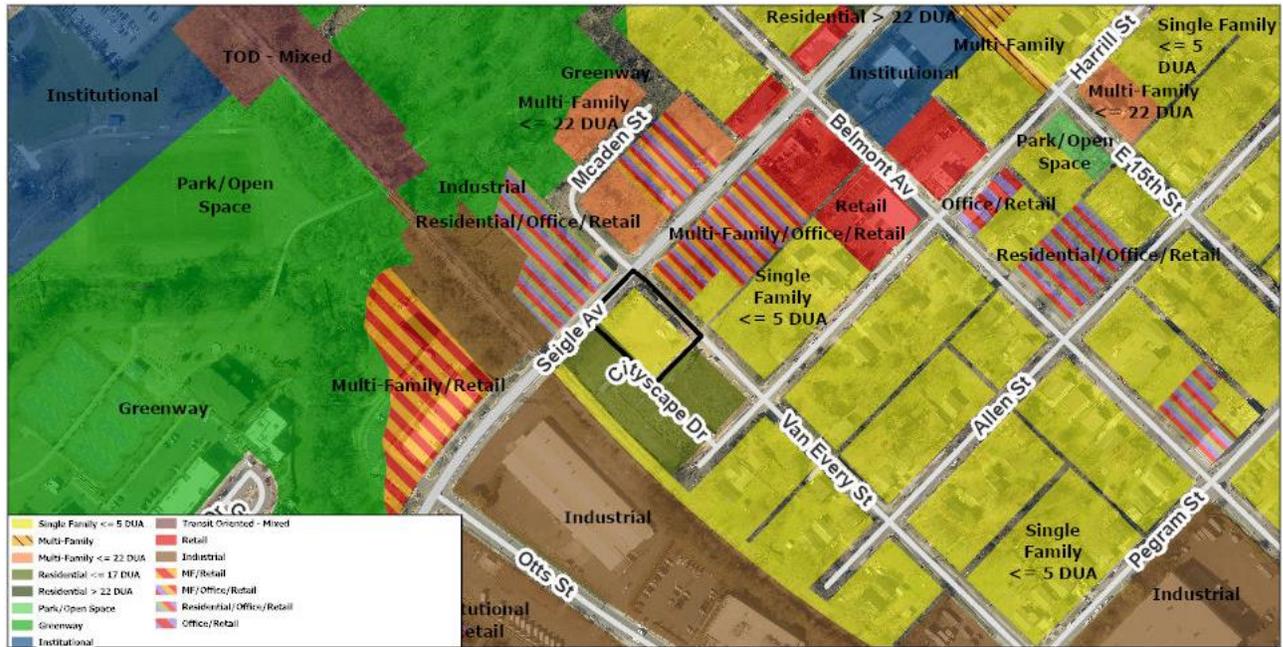
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-101	City-sponsored petition to accommodate Innovation Barn development.	Pending
2019-100	Proposal to establish a mixed-use development district that would adaptively reuse two existing structures.	Approved
2017-172	City-sponsored petition to adaptively reuse two structures to allow multiple residential and non-residential uses.	Approved
2017-134	Petition to allow for adaptive reuse of buildings into EDEE and residential uses.	Approved

2017-083	Petition to develop vacant parcel into attached residential units.	Approved
2017-048	Petition to adaptively reuse an existing building to allow residential and non-residential uses.	Approved
2017-004	Petition to allow expansion of existing private school.	Approved
2016-085	Petition to rezone approximately five acres of residentially-zoned parcels into a mixed-use development district	Pending
2015-129	Petition to adaptively reuse former industrial building to allow non-residential uses.	Approved
2014-080	Petition to allow all uses permitted in the general business district.	Approved
2014-034	Petition to allow a restaurant at a former church fellowship hall.	Approved

• **Public Plans and Policies**



- The *Belmont Area Revitalization Plan* (2003) recommends single family uses at up to five dwelling units per acre.
- **TRANSPORTATION SUMMARY**
  - The site is located at the intersection of a minor thoroughfare and local road. The petitioner should revise the site plan to commit to current streetscape ordinance and to provide an improved pedestrian experience along the street.
  - **Active Projects:**
    - There are no active projects near the site.
  - **Transportation Considerations**
    - See Outstanding Issues, Notes 1-2.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 0 trips per day (based on vacant land use).
      - Entitlement: 50 trips per day (based on 4,500 SF of industrial uses).
    - Proposed Zoning: 40 trips per day (based on 6 residential dwelling units (duplex)).

**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 advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://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 one student
  - 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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main located along Van Every Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Van Every Street. See advisory comments at [www.rezoning.org](http://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](http://www.rezoning.org)
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Transportation

1. Add a conditional note that commits to construct the 8-foot planting strip and 6-foot sidewalk on Van Every Street as shown on the site plan. The site plan should label and dimension both items from the back of curb and gutter and road centerline.
2. Revise the site plan and conditional note(s) to show the required sight triangles at the intersection of Seigle Avenue and Van Every Street and provide an intersection sight distance exhibit to confirm the required intersection sight distance.

#### **REQUESTED TECHNICAL REVISIONS**

##### Transportation

3. Revise the site plan and conditional note(s) to show sidewalk along Cotton Mill Lane to create better pedestrian connectivity to Van Every Street and to meet current City policies.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** William Linville (704) 336-4090