

REQUEST

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 0.51 acres located at the NE intersection of Parkwood Avenue and Allen Street in the Villa Heights community.



SUMMARY OF PETITION

The petition proposes to redevelop a three-parcel assemblage into 10,000 SF of retail uses and up to 22 multi-family units (43 dwelling units per acre) in a single structure.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Green Bird Properties LLC
Green Bird Properties LLC
Paul Pennell, UDP

COMMUNITY MEETING

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

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Belmont Area Revitalization Plan's* (2003) recommendation for multi-family/office/retail uses for the site.

Rationale for Recommendation

- The request is similar in use, height, and scale to two adjacent approved rezoning petitions along Parkwood Avenue (2020-005 & 2019-156).
- The retail component of this project (up to 10,000 SF) satisfies the Plan's economic development goal of increasing retail services within the Belmont neighborhood.
- The request is consistent with current entitled uses within the existing B-1 district.

- The request aligns with the plan's recommendation of a neighborhood-scale mixed-use node (retail and residential) at the intersection of Pegram Street and Parkwood Avenue.
- The request helps Belmont achieve its land use goal of "preserving its single-family character" while developing a "mixed use plan to enhance the quality of life" for its residents. Orienting residential density and mixed uses along major thoroughfares, as this project proposes, preserves the character of the surrounding single family neighborhood while providing proximal neighborhood services.

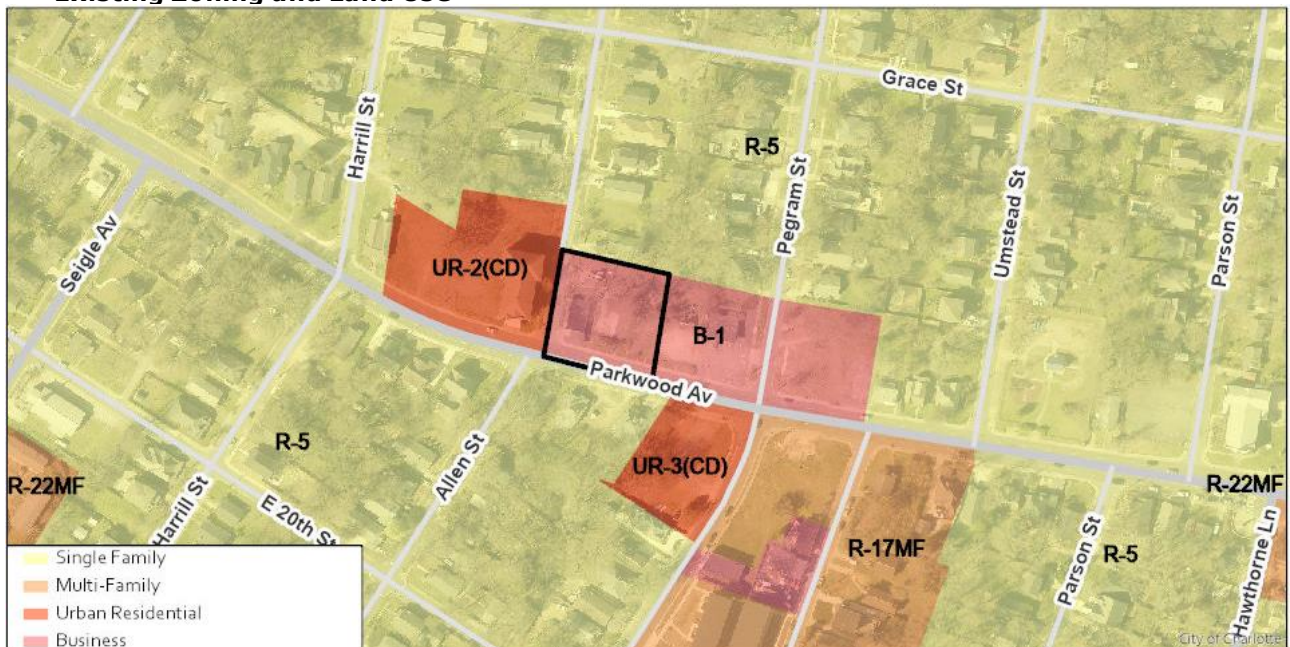
PLANNING STAFF REVIEW

• Proposed Request Details

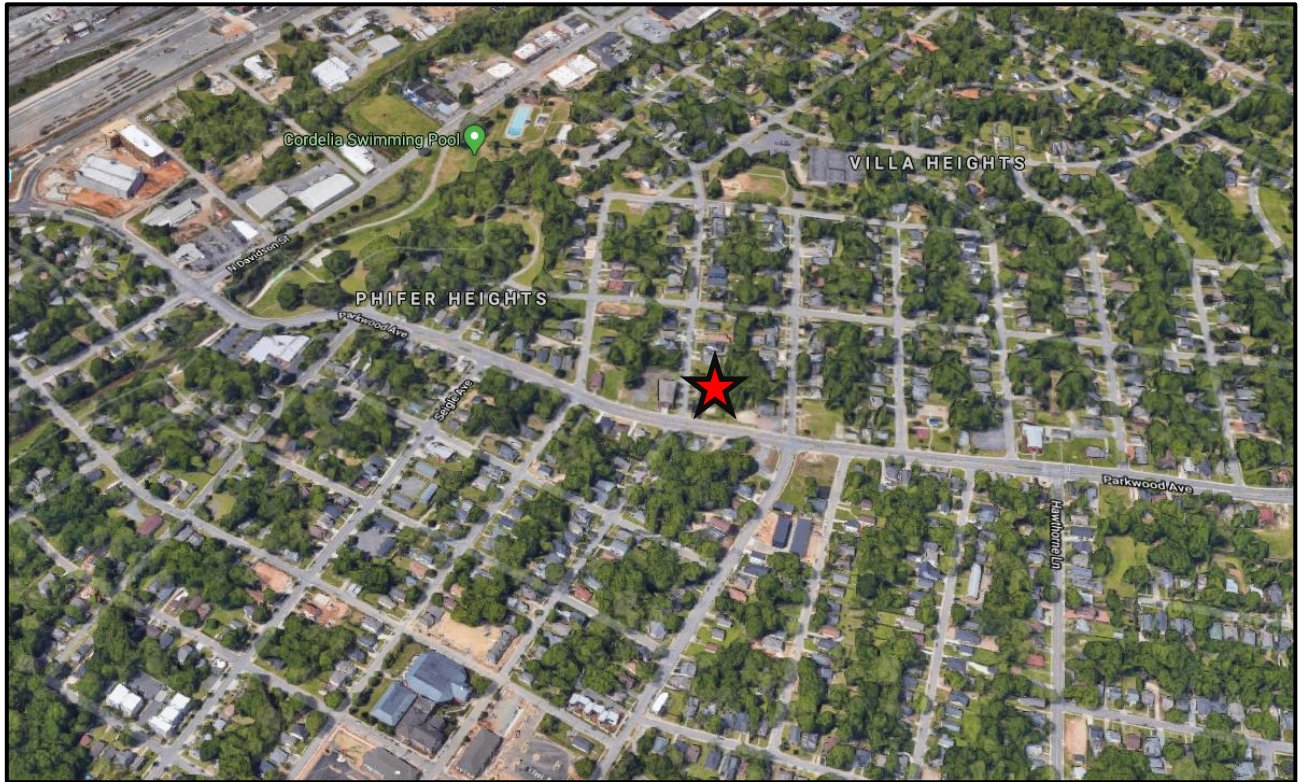
The site plan accompanying this petition contains the following provisions:

- Proposes up to 22 multi-family dwelling units and up to 10,000 SF of retail at ground level and rooftop terrace.
- Single structure up to four stories in height/50 feet.
- Restricts auto-oriented uses permitted within the NS district on the site including accessory drive-thru windows, automotive service stations, automotive maintenance services, auto sales and rental, fueling, and commercial car washes.
- Commits to a portion of ground-floor retail (min. 120 SF) reserved as affordable and leased at a maximum of 50 percent of current commercial space market at time of leasing.
- Transportation improvements including:
 - 8-foot sidewalk and planting strip along the site's frontage with both Allen Street and Parkwood Avenue.
 - Off-street parking provided through a blend of surface, podium, and hydraulic lift spaces totaling 48 parking spaces.
 - Proposes access for residential units via improved adjacent alley from Allen Street with the intent being to improve the Alley from Allen Street to Pegram Street.
- Architectural standards including:
 - A commitment to preferred building materials with a limitation on the use of vinyl on the site.
 - Screens adjacent SFR uses with 6-foot screening fence.
 - Commitment to first floor transparency standards as well as a minimum 30 percent brick or other masonry materials for ground floor building faces adjacent to public streets.
 - Limitations on blank wall expanses.
 - Building elevations designed with bays or other articulated architectural features.
 - 20 percent transparency minimum on all floors above ground level.
 - Full cutoff lighting.

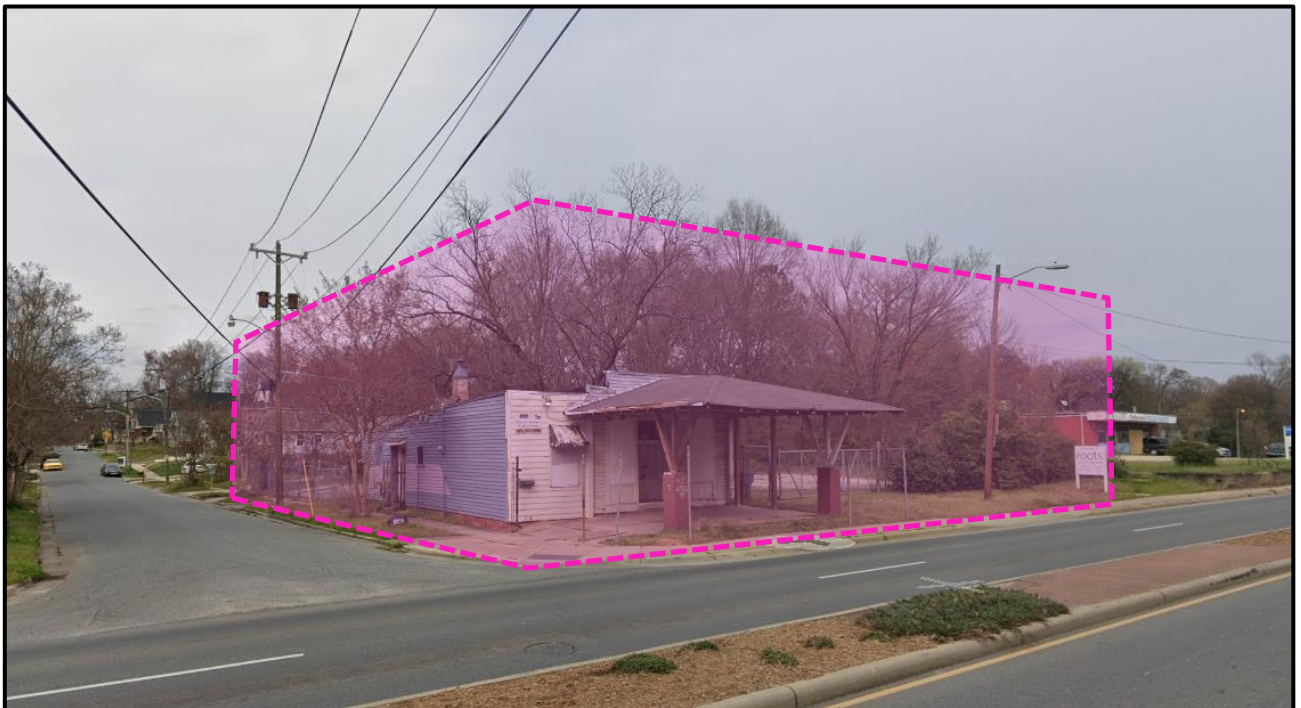
• Existing Zoning and Land Use



There have been no historic rezonings of the subject property. The area is largely surrounded by residential uses of varying density but the typical housing typology is detached single family residences. Recently, there have been two rezonings immediately adjacent to the subject property (2020-005 – approved and 2019-156 – approved) that have sought to approve additional residential density along this portion of Parkwood Ave.



General location of subject property denoted by red star.



Streetview along Parkwood Avenue looking north toward the subject property. The extent of the site is illustrated by the bounding box.



Context of surrounding residential homes located along Allen Street. These homes are located directly behind the Parkwood Church multi-family redevelopment.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-005	Petition to rezone to allow multi-family, single-family and retail uses at the site.	Approved
2018-060	Adaptive reuse of existing church into condos with single-family attached product.	Approved

- **Public Plans and Policies**



- The *Belmont Area Revitalization Plan* (2003) recommends multi-family/office/retail uses for the site

- **TRANSPORTATION SUMMARY**

- The site is located on Parkwood Avenue (city-maintained, major thoroughfare) and Allen Street (City-maintained local road). The petitioner has committed to constructing an 8-foot planting strip and an 8-foot sidewalk on Allen Street and Parkwood Avenue per Chapter 19 and in accordance with the Charlotte WALKS plan. The petitioner has also committed to providing an accessible curb ramp per ADA and PROWAG requirements. There are no outstanding CDOT issues.

- **Active Projects:**

- Parkwood Ave. Road Diet (Parkwood Ave. Improvements)
 - Scope: Convert Parkwood Ave. from 4-lane divided to 2-lane divided with separated bike lanes between N. Davidson St. and The Plaza. The section between Hawthorne Ln. and The Plaza will be a transition section and will remain 4 lanes.
- Status: Bid (bid opening was 7/9/20; Council approval scheduled for 8/10/20)
- Schedule: Construction Fall 2020 through Fall 2021
- Project Manager:
 - Chandler Crofts
 - ccrofts@charlottenc.gov
 - 980-214-7291

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on 2,020 SF office).

Entitlement: 800 trips per day (based on 5,100 SF B-1retail).

Proposed Zoning: 1,380 trips per day (based on 10,000 SF retail; 22 dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **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 4 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 4 students.
 - 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:** Insert location information from memo. 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 ISSUESSite and Building Design

- ~~1. Establish maximum height in feet for structure and list in conditional notes.~~ ADDRESSED
- ~~2. Illustrate vegetative screening as noted in conditional notes unless fence has replaced that design option because of improved alley.~~ ADDRESSED
- ~~3. Clarify if the intent is to improve the entire alleyway to connect Allen to Pegram or only a portion that is immediately adjacent to the site.~~ ADDRESSED

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

Planner: Will Linville (704) 336-4090