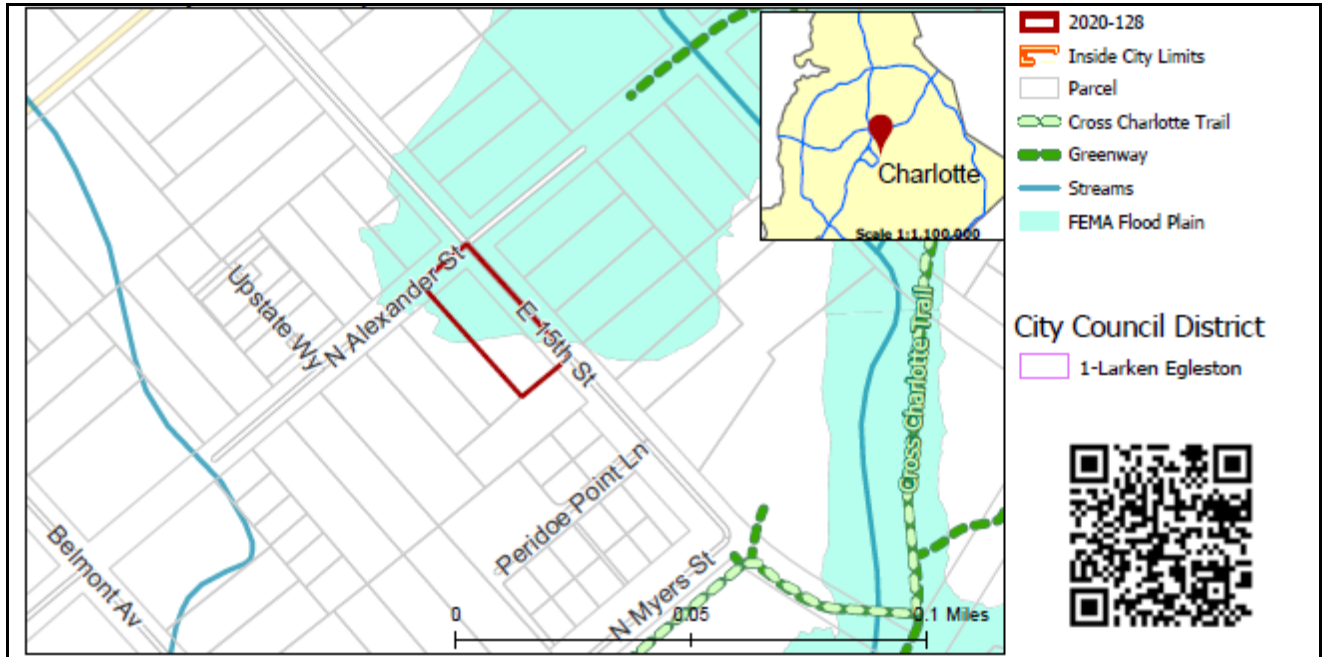


**REQUEST**

Current Zoning: R-22MF (multi-family residential)  
Proposed Zoning: UR-3 (CD) (urban residential, conditional)

**LOCATION**

Approximately 0.17 acres located at the southern corner of the intersection of Alexander Street and 15<sup>th</sup> Street.



**SUMMARY OF PETITION**

The rezoning petition proposes up to four (4) single family attached residential units on an existing vacant lot at a density of 23.5 dwelling units per acre (DUA).

**PROPERTY OWNER**

MRL Holdings, LLC

**PETITIONER**

MRL Holdings, LLC

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Virtual Community Meeting: 7

**STAFF  
RECOMMENDATION**

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

Plan Consistency

The petition is **inconsistent** with the *Belmont Area Revitalization Plan's* (2003) recommendation for greenway uses for the site.

Rationale for Recommendation

- Prior requests for urban residential zoning districts have been approved near the existing request and are found throughout the Belmont and Optimist Park neighborhoods. The location is near transit and accommodates a moderate increase in residential density.
- Since the Little Sugar Creek Greenway was constructed after the plan was adopted, the greenway is now located east of this site and the land use designation could be changed to a compatible use.

- The requested density (23.5 DUA) is near the entitled density found in the current R-22MF district.
- The request for an increase in density is reasonable in that the parcel is proximal (around 2,800 feet) to the Blue Line's Parkwood Avenue Station.
- Additionally, the request provides new housing that brings added density along the Little Sugar Creek Greenway.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan*, from greenway uses to residential uses over 22 DUA for the site.

### PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

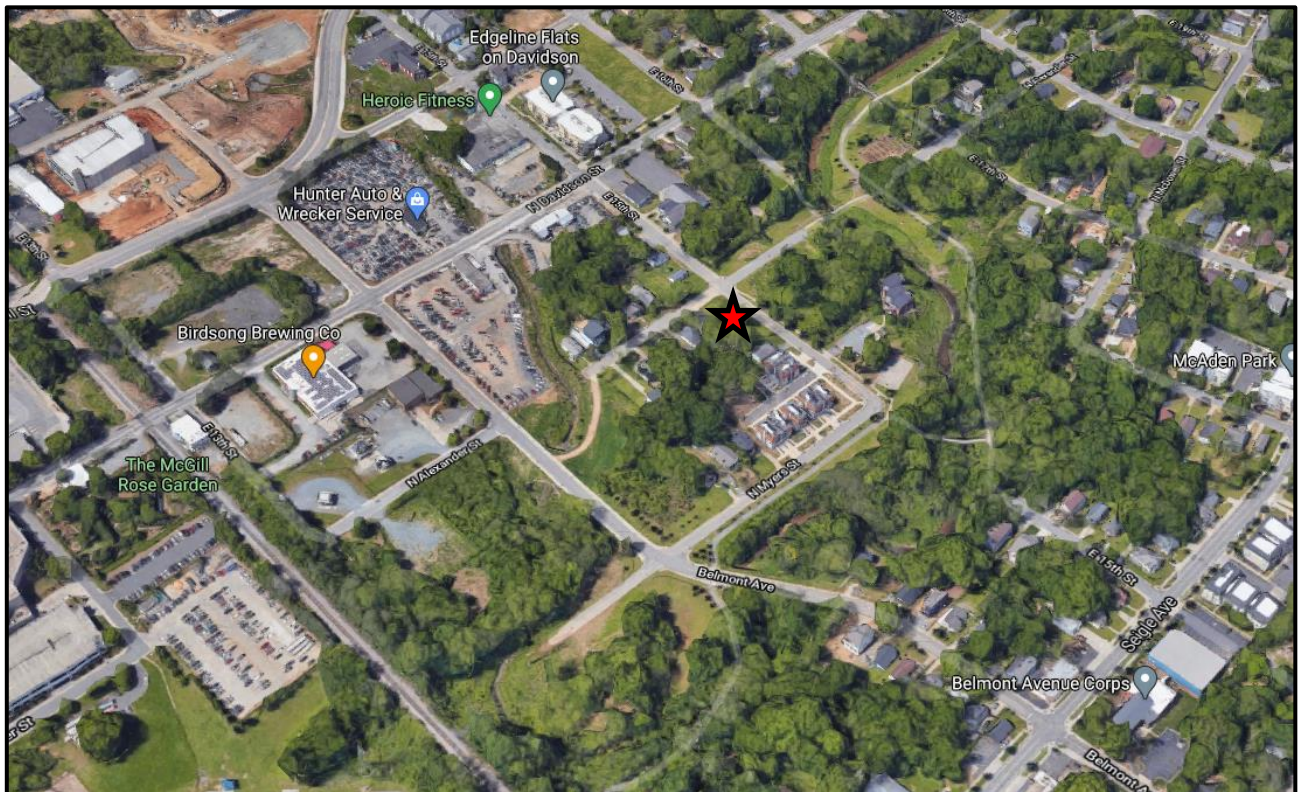
- Up to four (4) single family attached dwelling units at a max. height of 40 feet.
- Commits to improving N. Alexander Street and 15<sup>th</sup> Street with curb and gutter and include an 8-foot wide planting strip and 6-foot wide sidewalk along both frontages.
- Access to the units is provided by two shared driveways.

- **Existing Zoning and Land Use**

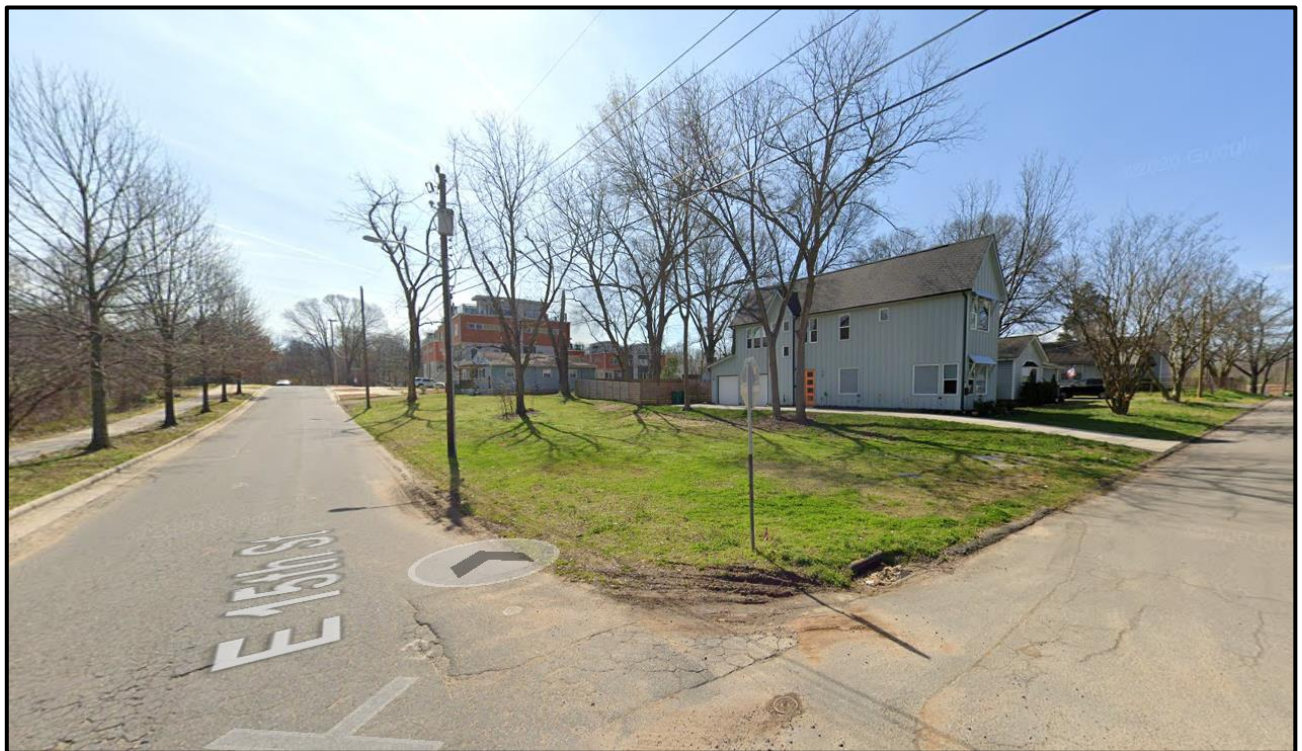


There have been no historical rezonings of this site. The area is largely zoned multi-family residential SE of N. Alexander Street and a mixture of TOD and industrial zoning is found NW of N. Alexander Street.





General location of subject property denoted by red star.



Streetview looking south along E. 15<sup>th</sup> Street toward the subject property (vacant corner lot).





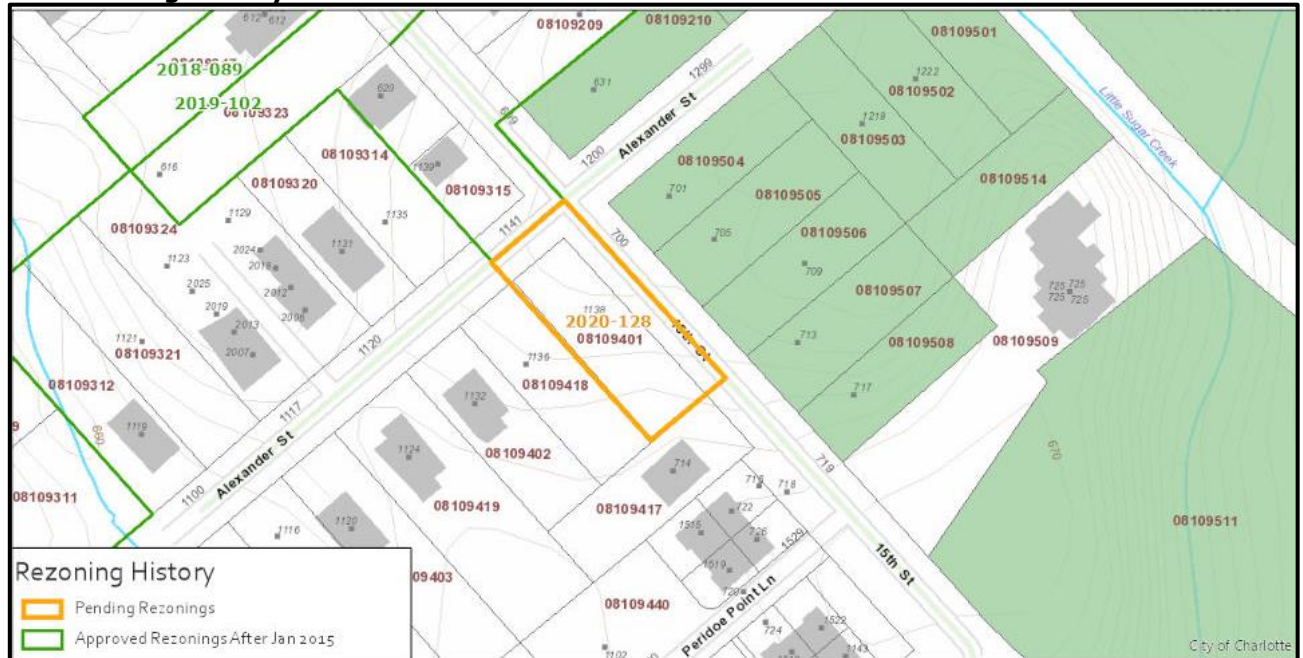
Alternate view looking east toward the subject property along N. Alexander Street. The home to the right is immediately adjacent to the subject property.



Image of single family homes along N. Alexander Street representing the general housing context surrounding the site.



### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-102	City-sponsored TOD (transit oriented development) rezoning along entirety of Blue Line.	Approved
2018-089	Request for urban residential zoning from industrial – subsequently rezoned to TOD-UC (transit oriented development, urban center).	Approved

### • Public Plans and Policies



- The *Belmont Area Revitalization Plan* (2003) recommends greenway uses for the site.
- **TRANSPORTATION SUMMARY**
  - The site is located on N. Alexander Street and 15<sup>th</sup> Street, which are both City-maintained, local roads. The project allows for four townhomes with a trip generation of 30 daily trips. The petitioner commits to constructing an 8-foot planting strip and 6-foot sidewalk on N.

Alexander Street and 15<sup>th</sup> Street per Chapter 20, increasing bicycle and pedestrian connectivity within the City. All CDOT's outstanding comments have been successfully addressed.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land use).

Entitlement: 15 trips per day (based on .17 acres of R-22MF).

Proposed Zoning: 30 trips per day (based on 4 TH).

#### **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](http://www.rezoning.org)
- **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 0 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero.
  - 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 6-inch water distribution main located along E. 15<sup>th</sup> Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along E. 15<sup>th</sup> 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:** See Outstanding Issues, Note 1.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Environment

1. Review comment from Urban Forestry on most recent site plan and, address compliance issues with the Tree Ordinance. **OUTSTANDING**

#### **REQUESTED TECHNICAL REVISION**

##### Site and Building Design

2. ~~Add the petition number along the right margin of the rezoning site plan.~~ **ADDRESSED**

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

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