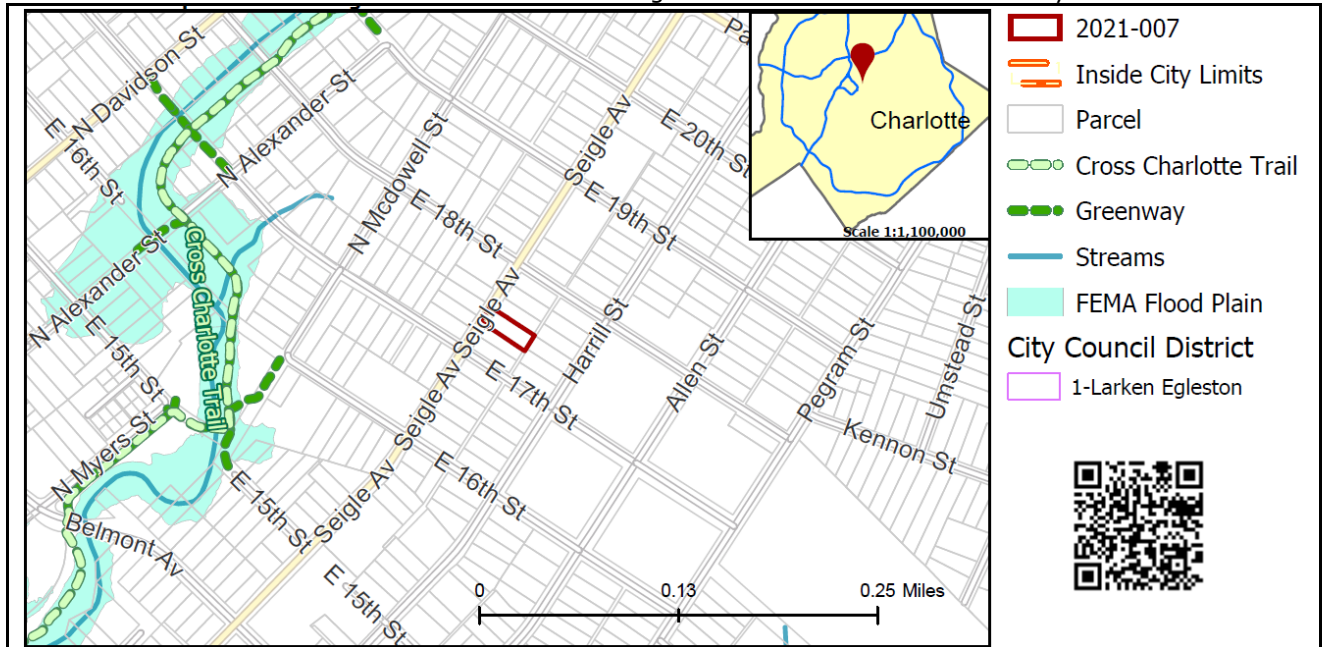


**REQUEST**

Current Zoning: R-5 (residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.2 acres located near the intersection of E. 17<sup>th</sup> Street and Seigle Ave in the Belmont community.



**SUMMARY OF PETITION**

The petition proposes to rezone a .2 acre parcel to an urban residential district to permit the construction of up to two single family detached residential units at a density of up to 10 dwelling units per acre (DUA).

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Pakchanok Lettsome  
Pakchanok Lettsome  
Pakchanok Lettsome

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Virtual Community Meeting: 9

**STAFF**  
**RECOMMENDATION**

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

Plan Consistency

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

Rationale for Recommendation

- This site falls within an area identified as the Seigle North target area, which identifies opportunities for single family infill development.
- The lot within the rezoning boundary is uniquely positioned to provide infill/density as it is one of the widest (60 feet) vacant single family lots in the neighborhood.
- Per the area plan, new and rehabilitated homes in this target area should be compatible in design character with the existing

adjacent housing stock. The petition's commitment to the establishment of two single family detached residential lots is in alignment with immediately surrounding housing typologies in the area.

- While this petition proposes an increase in density, it still fulfills the area plan's recommendation for single-family residential uses on this site. Further, as this is a vacant lot, no displacement will occur to accommodate the requested density.
- The petition's commitment to a landscape strip and sidewalk meets the area plan's transportation goal of creating a more pedestrian friendly community.

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 12 DUA for the site.

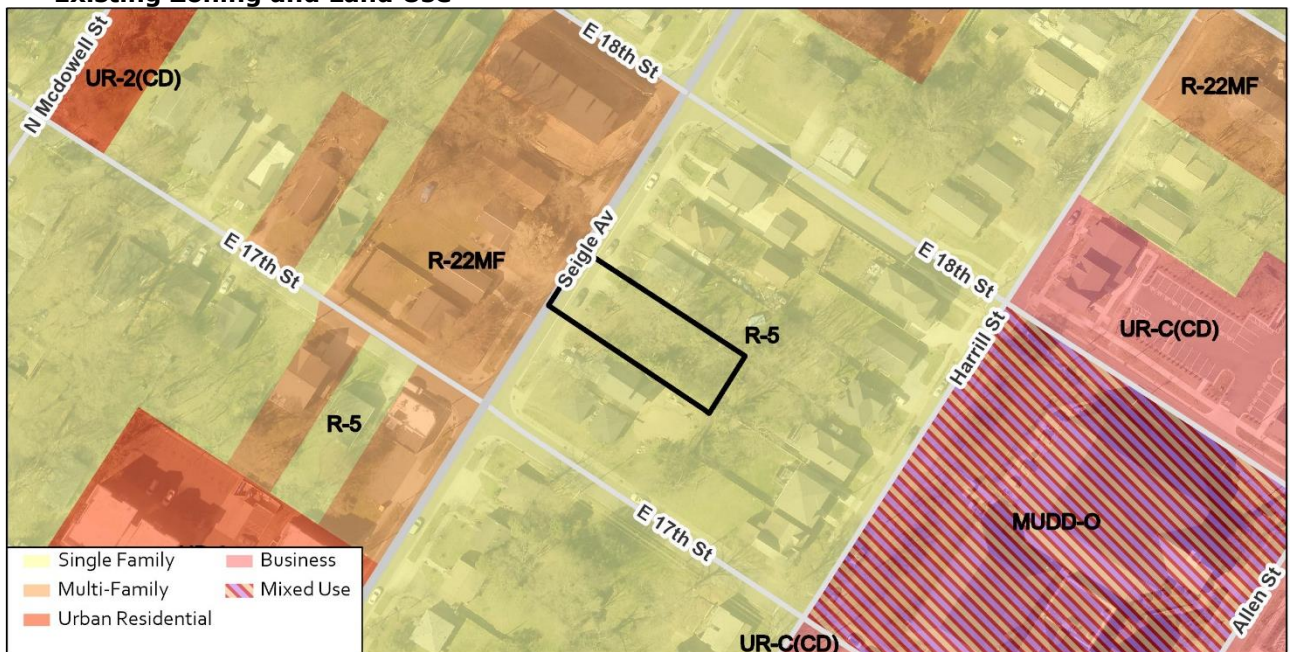
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

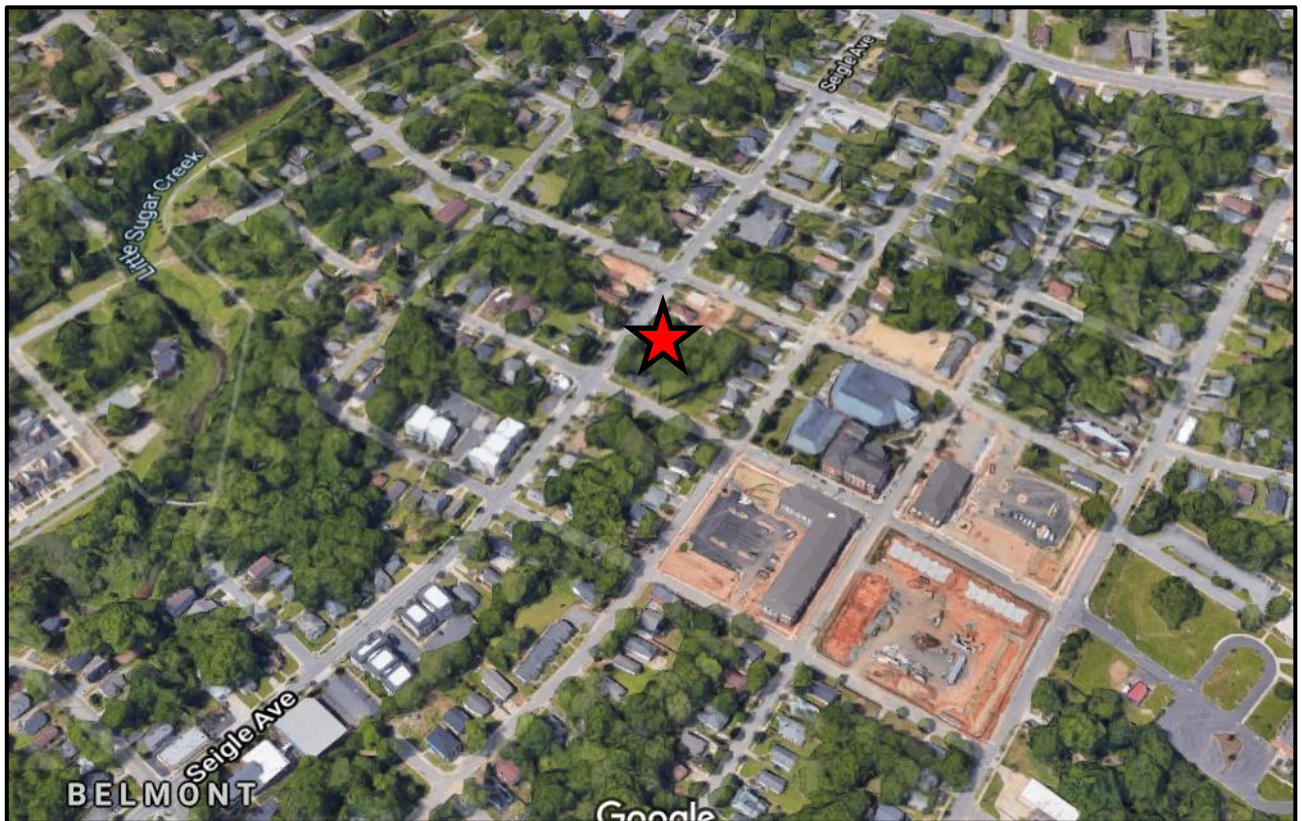
- Proposes up to two single family detached residential units with a maximum building height of 40 feet.
- Access to the proposed units shall be from a shared drive off of Seigle Avenue.
- Commits to an 8-foot planting strip and 6-foot sidewalk along the site's frontage while maintaining on-street parking along the site's frontage as well.
- Commits to multiple architectural features including requiring usable porches and stoops to be located on the front of the building and be at least six foot deep.
- Garage doors treated with setbacks from the front wall plane and other architectural elements such as translucent windows or projecting elements.
- Commits to full cutoff detached lighting while allowing upward directed landscaping lighting.

### • Existing Zoning and Land Use



There have been no historic rezonings of this site. The site is surrounded by a mixture of housing types and zoning including townhomes/multi-family to the SW and NW of the subject property and the St. Paul Baptist Church multi-family project (2010-009) to the SE.





General location of subject property denoted by red star.



Streetview along Seigle Ave looking east toward the subject property. The lot frontage along Seigle is generally located as illustrated with the white overlay.





Looking west from Seigle Avenue across from the subject property. Detached houses in this area are generally single-story but multiple housing types are found along the corridor.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-011	Petition to rezone single family-zoned parcel to UR-2 zoning district.	Approved



- **Public Plans and Policies**



- The *Belmont Area Revitalization Plan* (2003) recommends single family uses up to 5 DUA for the site.
- **TRANSPORTATION SUMMARY**
  - The site is located on a City-maintained minor thoroughfare (Seigle Avenue). The proposed use will increase the vehicle trips per day from 10 trips existing to 20 trips per day. There are no active projects in the immediate area. The petitioner commits to constructing a 6-foot sidewalk with an 8-foot planting strip, and a shared driveway, while maintaining an on-street parking spot along the site's frontage. Site plan revisions are needed to clearly label the proposed ROW as 'dedicated', differentiating between the existing and the proposed ROW. CDOT continues to request a site plan note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued is needed. Further details are listed below.
  - **Active Projects:**
    - N/A
  - **Transportation Considerations**
    - See Outstanding Issues, Notes 1-3.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 0 trips per day (based on vacant land use).
      - Entitlement: 10 trips per day (based on one dwelling).
    - Proposed Zoning: 20 trips per day (based on two dwellings).

**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:** No outstanding issues.
- **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 zero students, while the development allowed under the proposed zoning may produce one 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 75%
    - Eastway Middle remains at 117%
    - Garinger High remains at 117%.

- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. 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](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **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. Clearly label the proposed ROW as “dedicated” to distinguish between the existing and the proposed ROW.
2. Although a commitment is made in the rezoning plan notes, the petitioner should properly illustrate the 8-foot planting strip and 6-foot sidewalk on the plan.
3. Add conditional note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site’s first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2’ behind back of sidewalk where feasible.

##### Site and Building Design

4. Correct scale so that reviewers may verify that setbacks are being met.

#### REQUESTED TECHNICAL REVISIONS

##### Site and Building Design

5. Add rezoning petition number (2021-007) in right hand margin of rezoning sheet.
6. Ensure that the reference to the garage setback where it states “garage setback from public R/W: 20’ from back of R/W or back of sidewalk, whichever is greater” is met on the site plan.
7. Remove the bullet in the development data table that makes reference to the maximum building height as it is repeated in the table above.
8. The development table notes that the minimum setback is 14 feet from future back of curb but site plan notes a different dimension. Please correct.
9. Note zoning of adjacent parcels.
10. Conditional note bullets should be numbered throughout the plan.
11. The subsection labeled “Streetscape and Landscaping” should replace current note with a note that reads “The petitioner shall comply with the requirements of the Zoning Ordinance and all other applicable city regulations.”

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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