

## REQUEST

Current Zoning: I-1, R-5, and R-17MF (light industrial, residential, multi-family residential)  
Proposed Zoning: UR-2 CD (urban residential, conditional)

## LOCATION

Approximately 1.285 acres located along E. 16<sup>th</sup> Street and Louise Avenue in the Belmont neighborhood.



## SUMMARY OF PETITION

The petition proposes to rezone a multi-parcel assemblage in the Belmont community to permit a single-family attached residential community consisting of up to 24 units (~~18.67~~ 20.23 dwelling units per acre (DUA)).

## PROPERTY OWNER

Hawthorne Mill Partners, LLC; DKBHold, LLC

## PETITIONER

Hopper Communities

## AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Virtual Community Meeting: 19

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the *Belmont Area Plan's* (2003) recommendation for single family uses up to 5 DUA.

### Rationale for Recommendation

- The request for urban residential zoning and the associated density at this site matches a nearby request adjacent to St. Paul's Baptist Church (2010-009 – 17 DUA).
- The requested district's density is similar to an immediately adjacent multi-family project at Pamlico Street (R-17 MF).
- The petition's commitment to enhanced architectural features for this project assists in achieving the Plan's urban design goal of

"improving the physical and visual appearance of the Belmont area."

- The petition's commitment to sidewalk and planting strip improvements along the site's frontage aid in achieving the Plan's streetscape improvement goals on 16<sup>th</sup> Street.
- The petition is in alignment with the plan's Land Use and Development Goals and Objectives in that it attempts to preserve Belmont's single-family character while contributing to a mixed use area plan that will enhance the quality of life.

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

## PLANNING STAFF REVIEW

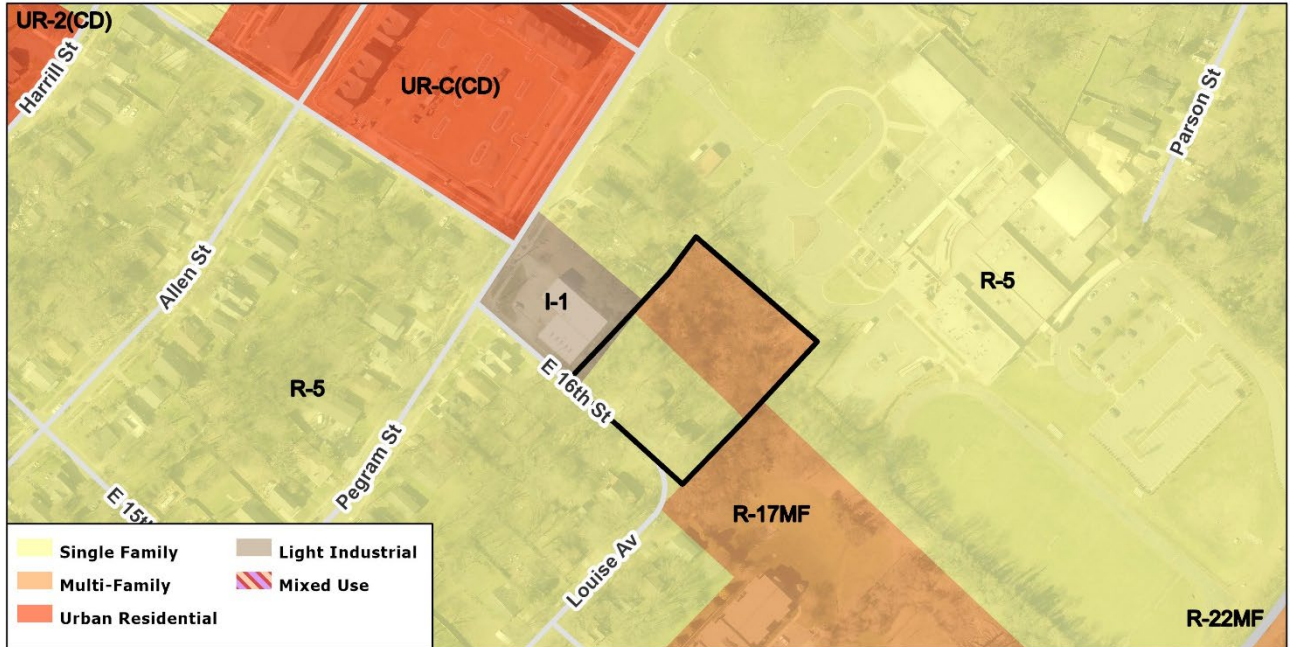
### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

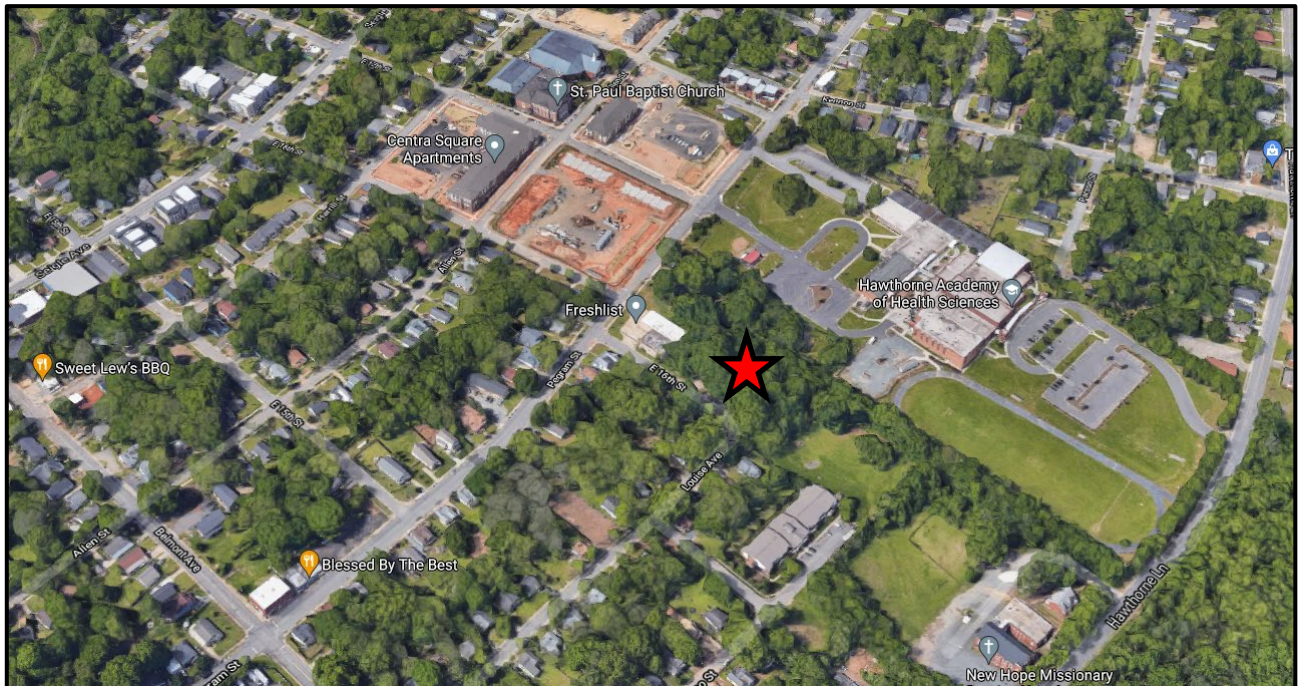
- Commits to the construction of only a residential community with a maximum of 24 attached single family units along with any incidental and accessory uses permitted by Ordinance.
- Allows up to two multi-family units located within one building. These units shall be for-sale and sold to families earning 80% AMI or less and deed-restricted for 15 years for any future listings of the two units.
- Restricts short-term rentals on the site (less than 6 months).
- Proposes vehicular access from E. 16<sup>th</sup> Street and Louise Avenue (improved a portion of Louise previously not constructed).
- Site will be served by a network of internal private drives.
- Provides internal sidewalks and pedestrian connections alongside the private drives.
- Site plan illustrates and is requesting (concurrently through CDOT's abandonment processes) abandonment of two rights-of-way along the subject property's northern property line and a portion of the eastern property line.
- Commits to installation of a six-foot tall wooden privacy fence along the site's western property line.
- Commits to installation of ADA curb at the corner of E. 16<sup>th</sup> Street and Louise Avenue.
- Commits to construction of 8-foot sidewalk and 8-foot planting strip along the site's frontage with E. 16<sup>th</sup> Street and the improved portion of Louise Avenue.
- Commits to architectural standards that include:
  - Maximum height of 49 feet.
  - Limits the use of vinyl siding to windows, doors, garage doors, soffits, railings.
  - Limits maximum blank wall expanse along the front elevation of any unit facing a public street to 15 feet on each level of the unit. Corner and end units shall be subject to the same requirement.
  - Garages shall be provided for each unit.
  - Commits to a stoop for each unit.
  - Treats end unit
  - Allows for rooftop terraces but notes that terraces constructed on buildings 1, 2, or 3 shall face the interior of the site.
  - Notes that the multi-family building shall be architecturally consistent with single-family attached buildings.



- **Existing Zoning and Land Use**



The portion of the property zoned R-17 MF was rezoned to that district in 1988 (1988-076). There have been no other historic rezonings of the parcels included in this petition. The site is largely surrounded by residential zoning districts permitting multiple densities, and institutional use (Hawthorne Academy) to the NE, and a small industrially-zoned parcel directly to the east of the subject property.



General location of subject property denoted by red star.





Streetview looking east along E. 16<sup>th</sup> Street toward the subject property.



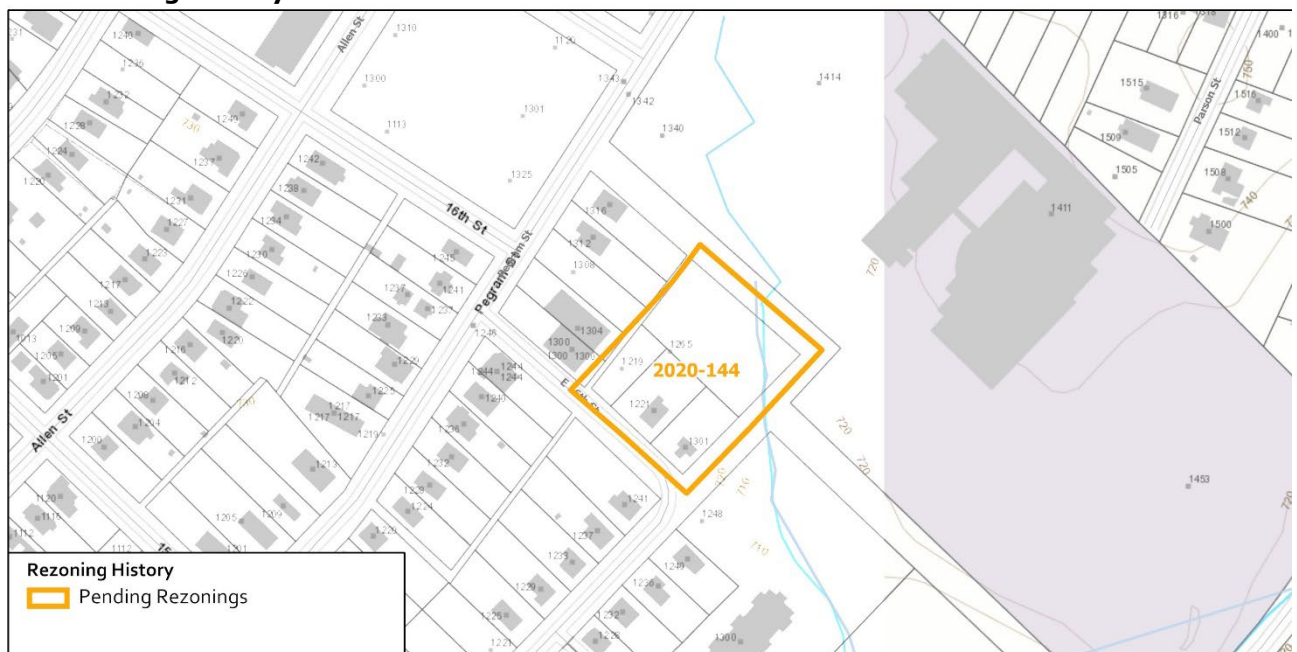
Adjacent industrially zoned land immediately west of the subject property.





Streetview along Louise Avenue illustrating surrounding residential context.

- **Rezoning History in Area**



There have been no rezonings proximal to this site in the past 5 years.



- **Public Plans and Policies**



- *The Belmont Area Plan (2003) recommends single family uses up to five DUA for the site.*

- **TRANSPORTATION SUMMARY**

- The site is located on City-maintained local roads (16th Street and Louise Avenue). The proposed site plan shows a request to abandon an alleyway and 17th Street (paper street). Any abandoned streets shall follow the abandonment process. The petitioner commits to dedicating 25.5' minimum right-of-way along 16th Street and Louise Avenue from each roadway centerline and constructing an 8-foot planting strip, and 8-foot sidewalk along 16th Street. The petition also commits to installing ADA curb ramps on Louise Avenue per ADA law and PROWAG requirements. CDOT will work with developer during the permitting phase to address detail design of the Louise Avenue stub in accordance with the subdivision ordinance. All outstanding CDOT comments have been addressed.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 20 trips per day (based on two single family units).
    - Entitlement: 85 trips per day (based on single and multi-family uses).
  - Proposed Zoning: 145 trips per day (based on 24 single family attached dwelling units).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **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 1 student, while the development allowed under the proposed zoning may produce 1 student. Therefore, there is no net increase in the number of students generated from existing zoning to proposed zoning.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Villa Heights 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 East 16th street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along East 16th street. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **City Arborist:** No comments submitted.
- **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See Outstanding Issues, Note
- **Urban Forestry:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

#### **REQUESTED TECHNICAL REVISIONS**

##### Site and Building Design

1. ~~Staff requests a commitment to match the architectural treatments of the end units facing public ROWs with the overall design of the units located in Building 3 (and conceptually illustrated on the rezoning site plan). Not providing that level of detail means an end unit would likely only be treated by windows to satisfy the limitation of blank wall expanses and lack other details (stoops, etc.) that Building 3 will have.~~ **ADDRESSED**

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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