



*"The Land Use Committee serves as a branch of the Belmont Community Association with a mission to identify, research, and inform on land use issues that impact the Vision of the Belmont Community. The goal of the Land Use Committee is to encourage positive development and investment that is mindful of the history and integrity of the neighborhood."*

### **Rezoning Information:**

Rezoning Petition: [2017-172](#)

Petitioner: City of Charlotte - Real Estate

Current Zoning: B-1

Proposed Zoning: MUDD-O

Location: 0.844 acres located on the two northwest corners of the intersection of Harrill St. and Belmont Ave.

Public Hearing Date: Monday, February 19<sup>th</sup>, 2018 – [Speak at Council Information](#)

City Council Decision: Monday, March 19<sup>th</sup>, 2018

Council District: Egleston (1)

[Rezoning Application](#)

[Rezoning Locator Map](#)

[Site Plan](#)

### **Petitioner's Community Meeting Summary\*:**

\*Summary provided by the Belmont Community Association Land Use Committee.

Presenters: Todd DeLong, City of Charlotte – Economic Development (Property Owner Representative) and John Lambert, [Moseley Real Estate Advisors](#) (Petitioner)

Property History Summary:

- Acquired by City in 2014 at request of Charlotte-Mecklenburg Police Department due to blight conditions and associated crime.
- Purchased with funding to raze buildings and build affordable housing.
- At request of Belmont Community Association, City studied properties for preservation and redevelopment as neighborhood businesses/services. Congruent with Belmont Area Revitalization Plan (2003) and Community Update to BARP (2016).
- In early 2017, City put forth a Request for Proposals to redevelop properties and received 4 responses. All responders were interviewed. City selected and went under contract with John Lambert and Frank Scibelli of [FS Food Group](#) in late 2017. The petitioner expects to close on the properties in May, 2018.

#### Plans for Property:

- Both properties are currently undergoing Phase II Environmental Site Assessment as asbestos and ground contaminations from underground fuel tanks were discovered during Phase I. Results expected by mid-January, 2018.
- Per contract with City Council, the petitioner will be required to maintain the existing commercial buildings (former Farrar Store and service station). The residential structures will be removed to meet parking requirements per MUDD-O zoning. Thus, preserving “heritage structures” per the Community Update and contributing to a commercial business district for the neighborhood.
- FS Food Group will not operate a current or future concept at this location. The petitioner is currently marketing for long-term tenants for both properties, targeting lease agreements at the close of the property deal in May, 2018.
- Petitioner is currently seeking tenants that will activate the properties a target 18 hours/day. Petitioner referenced a mix of the following uses based on interest: yoga studio, architecture office, food/restaurant, farmers market, and coffee/café.
- Petitioner is currently marketing the former Farrar Store at ~\$18/sf and the former service station at ~\$25/sf. He is open to subdividing the larger building to allow for multiple tenants.
- Community requested the addition of local jobs and employment of neighborhood residents.
- When asked about building expansion, the Petitioner does not have plans to increase the height of the buildings due to structural limitations but is planning an addition to the rear of the service station and potential build out of the basement in the Farrar Store building.
- Parking: the Petitioner is currently planning for 30 spaces at the Farrar Store building and 18 spaces at the former service station.
- When asked about type of businesses, community members requested local, affordable price points, and uniquely “Belmont”. The Petitioner agreed.
- When asked about Historic Landmark Designation of the buildings, the Petitioner could not comment at that time due to not knowing specifics.
- There are no traffic improvements to the street planned at this time. The project will entail the addition of street trees on Belmont and Harrill adjacent to the properties.

- The Petitioner is required to add windows to the Farrar Store building along Belmont Ave. Community members requested the addition of walk-up style windows, public art, ample bicycle racks and outdoor community space at both buildings. [Reigning Doughnuts](#) in NoDa was referenced as an example of a walk up window and [Pizza Peel](#) in Plaza Midwood was referenced as a good outdoor community/dining space.
- Community members requested Petitioner meet with Duke Energy to understand any necessary utility upgrades that may be required (utility poles) with the up fit of the buildings.
- Property owner adjacent to former Farrar Store requested access to the existing alley remain.
- Timeline: Public Hearing – 2/19/18, Council Decision – 3/19/18, Close on properties – 05/18, Site work begins – 05/18
- Both properties are planned to open at same time.