



*"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: [2018-011](#)

Petitioner: Harrison Tucker & John Perovich

Current Zoning: R-5

Proposed Zoning: UR-2(CD)

Location: 0.17 acres located at the northeast corner of E. 17th St and N. McDowell St.

Public Hearing Date: Monday, April 16th, 2018 – [Speak at Council Information](#)

City Council Decision: Monday, May 21st, 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: Russell Fergusson, PLLC (Property Owner Representative) and Harrison Tucker, CoHab Development (Petitioner)

In Attendance: Councilmember Larken Egleston, Council District 1

## Development Summary:

- P (Petitioner/Representative)- Project aims to target “missing middle”, affordable component missing in Charlotte real estate market
- P- Development will be sustainable, net-zero
- P- Buildings will be architecturally sensitive to craftsman style, with an updated modern look
- P- Project will have 5 units
  - 2 units will be for sale at market rate, units facing E 17<sup>th</sup> St.
  - 1 for sale at up to 80% AMI (\$224k), facing McDowell St.
  - 2 units will be for rent at market rate and owned by the developer, facing McDowell St.
- P- 400sf open space will be provided per unit
- P- One parking space will be provided per unit (5 total)
  - Units facing E. 17<sup>th</sup> St. (2) will have one garage parking spot per unit
  - Units facing McDowell St. (3) will have one surface lot/outdoor parking spot per unit
- BC (Belmont Community Member)- likes the idea of smaller units
- P- Affordable unit
  - Will be a for sale unit, up to 80% AMI (56k for a family of 4)
  - Will be at least a 2 bedroom unit
- BC- Worried about setting a precedent for allowing small lots to develop with more units
- P- Density can be controlled with incremental density or infill projects like this one
- BC- want a mixed income in the neighborhood
- P- Smaller units will cost less per sf than traditional single family home
- P- Project will have 4 buildings, 5 units
- P- 3 units for sale, 2 units for rent
- P- The entire project will have more sf on the site than a traditional SF home would
- P- Deed restriction to stay affordable, up to 10 years per City’s requirement
- P- UR-2 height limit is 40’, project will not exceed that
- BC- Concern about taxes rising
- BC- Concern about density and congestion from parking
- P- City has calculated that this project will generate 40-50 Trips per day, thinks that is higher than actuality
- BC- Concerned about setting precedent for other projects
- BC- New culture moving into the community, architecture is sensitive, questioning how this project will affect community long term
- BC- Concern about residency of petitioner (CA) and concern about absentee landlord situation
- P- Has 2 other petitions active in area with similar product, visits Charlotte routinely (monthly), will have local property manager manage rental properties
- BC- All don’t want change but change is coming, families are smaller and want smaller homes
- BC- This is a process that we get to have a say in, this is our opportunity to pick your poison (large single family home or denser infill development)
- P- Has been careful to select lots that are vacant, owner occupied or condemned to develop

- BC- Good idea to move forward with project, likes the for sale option, think it do may good job filling the niche in the market
- P- There will be a homeowner's fee/association.
- BC- Would prefer the site develop as owner occupied single family, concerned about stormwater capacity
- CM Egleston- City is working on a plan to address stormwater city-wide
- BC- City-wide and in Belmont need is at 30-40% AMI, feels petitioner is being disingenuous with presentation by not addressing this
- P- Believes 50-60% AMI is the breaking point between rent and buying for people
- BC- majority of low income people can't afford \$800 rent
- BC- Setback from adjacent properties is an issue
- P- 5' side, 10' rear, 14' front
- BC- Concern about precedent for other developments, change character of neighborhood
- BC- Belmont has long since had duplexes and apartments, but this development does not look like the duplexes we grew up with
- BC- Charlotte needs more housing options, needs more efficient design
- P- This project will likely not support Section 8, more geared toward workforce housing
- BC- Community has been talking about have density on Seigle, other housing density needs to blend in
- BC- Concerned that Belmont will become Cherry with single family houses that are 2.5-3 stories with no small, affordable bungalows left
- BC- Scale of development devalues existing bungalows, feels like this development is pushing out people in smaller homes
- BC- Acceptability of density contributes pushing out
- P- Small homes will likely not be there (Belmont in 10 years) - turn into large home or denser infill