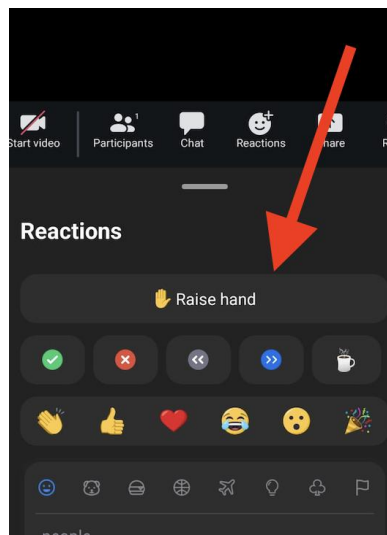
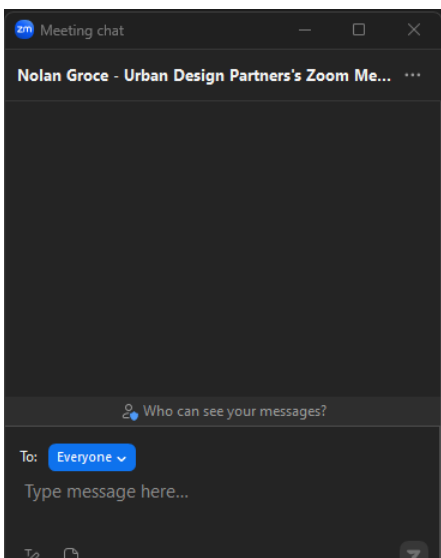
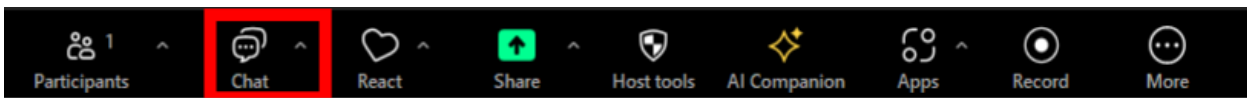




BELMONT KORNER
RZP 2024-091
LYNK CAPITAL, LLC
URBAN DESIGN PARTNERS



1. To ask a question during the virtual meeting, click '**Chat**' in the meeting controls.



2. This will open the **chat window** on the right-hand side your screen. You can then type your question into the chat box and hit the '**Enter**' key on your keyboard to send the question.



Harrill Street

Allen Street

★
SITE

Belmont Avenue



Belmont Avenue

Allen Street

WHAT IS ZONING?

Zoning is the city's method of classifying land by usage.

N1-A

N1-B

N1-C

N1-D

N1-E

N1-F

N2-A

N2-B

N2-C

CG

CR

IC-1

IC-2

OFC

RC

ML-1

ML-2

IMU

NC

CAC-1

CAC-2

RAC

UE

UC

TOD-TR

TOD-CC

TOD-NC

TOD-UC

- Conventional vs Conditional
- “CD” Conditional Ex: N2-C (CD)
- Types of Zoning Districts:
 - Neighborhood
 - Employment
 - Centers
 - Special Purpose & Overlay

CLT 2040 COMPREHENSIVE PLAN

The Comprehensive Plan is a living document that provides a policy framework that will guide our city's decision-making and investment in both the near and long term. CLTFuture2040plan.com

CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (UDO)

The UDO simplifies, consolidates and updates the regulations that guide Charlotte's development into a single document and aligns these standards with the vision of the 2040 Comprehensive Plan.

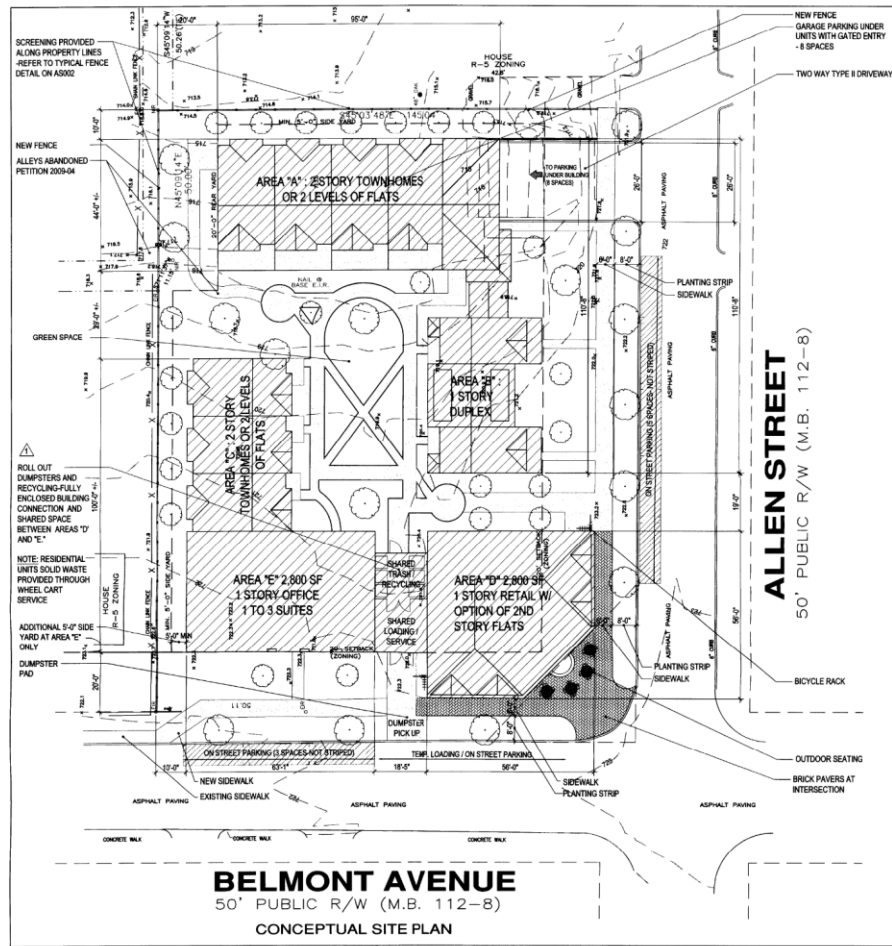
2040 POLICY MAP

With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.

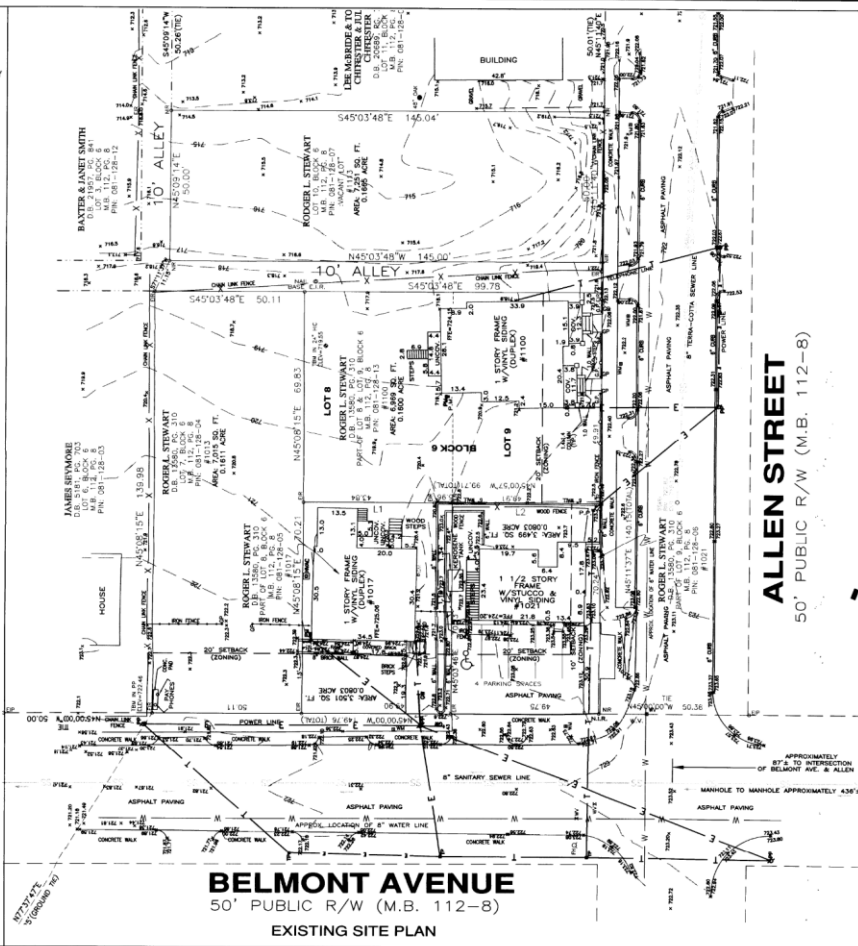


EXISTING ZONING MAP AND DISTRICTS:

- N1-C
- N2-B
- CG
- UR-3(CD)
- MUDD-O
- MUDD(CD)
- I-1(CD)



BELMONT AVENUE
50' PUBLIC R/W (M.B. 112-8)
CONCEPTUAL SITE PLAN



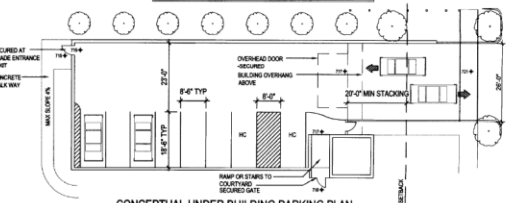
BELMONT AVENUE
50' PUBLIC R/W (M.B. 112-8)
EXISTING SITE PLAN

PROPOSED ZONING UR-3(CD) (INCLUDES ALL PARCELS):

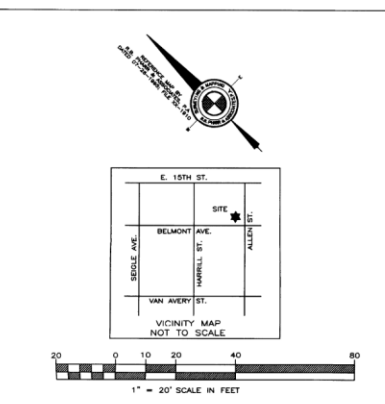
MINIMUM LOT AREA: 3,000 FEET
MINIMUM LOT WIDTH: 50 FEET
MINIMUM SIDE YARD: 5 FEET
MINIMUM REAR YARD: 5 FEET
MEDICAL-ROAD: 20 FEET
MINIMUM HEIGHT: 40 FEET
PROPOSED FAR: 21,900 SQFT / 29,705 SQFT = 1.08 FAR
UR-3 COMMERCIAL USE CALCULATOR (SECTION 9.603)
BUILDING FOOTPRINT (AREA COLEAS COMMERCE) = 7,910 SQ. FT.
TOTAL COMMERCIAL AREA: 3,800 SF.
7,910 / 3,800 = 1.41

	TOTAL GROSS SQFT: 19,970
16 RESIDENTIAL UNITS FOR THE ELDERLY	2,800 GROSS SQFT
OFFICES	2,900 GROSS SQFT
MINIMUM MAXIMUM	
MULTI-FAMILY (ELDERLY)	0.25 0.5
NON-RESIDENTIAL	0 1/4AD0
	GROSS SQFT
REQUIRED PARKING:	4 SPACES
PARKING PROVIDED:	8 GARAGE SPACES 3 ON-STREET (BELMONT AVE) 8 ON-STREET (ALLEN ST.) 16 SPACES TOTAL

- USES OFFERED IN THIS PROJECT'S ZONING WILL CONSIST OF OFFICES AND ATTACHED DWELLING, AS WELL AS BUSINESS AND OFFICE USE LIMITED TO THOSE PERMITTED BY 61.
- BUSINESS OR OFFICE USE ARE NOT PERMITTED AS FREE STANDING USES AND WILL BE COMBINED WITH RESIDENTIAL USES IN THE SAME STRUCTURE.
- LANDSCAPE, STREETSCAPE AND ARCHITECTURAL STYLE WILL FOLLOW THE PROVISIONS OF THE "BELMONT AREA RESTYLATION PLAN" DESIGN GUIDELINES.
- DETACHED LIGHTING SHALL BE SHIELDED WITH FULL CUT OFF FIXTURES.
- ALL ABOVE GROUND UTILITY STRUCTURES SHALL BE ADEQUATELY SHIELDED WITH SIGNATURES OR ARCHITECTURAL ELEMENTS.
- SETBACKS WILL FOLLOW SUITE OF THE SURROUNDING COMMERCIAL PORTION OF THE DEVELOPMENT.
- MINIMUM BUILDING HEIGHT WILL FOLLOW SUITE OF THE SURROUNDING R-5 ZONING.
- EACH PARCEL SHALL BE INSPECTED FOR UNDERGROUND STORAGE TANKS PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY. ANY UNDERGROUND STORAGE TANKS IDENTIFIED SHALL BE REMOVED PER MODERN GUIDELINES.
- OUTDOOR SEATING SHALL NOT BE PLACED IN THE SETBACK OR OBSTRUCT THE SIDE WALK OR DOOR.
- PROPOSED DEVELOPMENT IS NOT RESTRICTED AND TO BE OCCUPIED BY PERSONS OVER THE AGE OF 55.
- NO WALL MOUNT LIGHTING IS ALLOWED.
- BEAUTY/HAIR SALONS AND BARBER SHOPS SHALL BE PROHIBITED USES.



CONCEPTUAL UNDER BUILDING PARKING PLAN
NOTE: PARKING GATE AND ALL PROHIBITION DOORS (IN AND OUT OF THE PARKING AREA) SHALL BE SECURED WITH CONTROLS ACCESS (ELECTRIC POWER) SPECIFIC SYSTEM NOT YET CHOSEN.



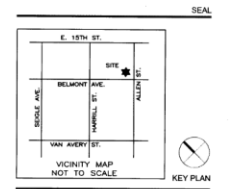
OWNER: ROGER STEWART
#1013, #1017, & #1021 BELMONT AVENUE
& #100 ALLEN STREET
CHARLOTTE, MECKLENBURG COUNTY, N.C.
LOTS 7, 8, & 9, BLOCK 6, BELMONT SPRINGS
BLOCK 112, PAGES 8
TAX PARCELS: 081-128-04, 05, 06, 07, & 13
DEED BOOK 8924, PAGE 934
TOTAL AREA: 29,705 SQ. FT.
OR
0.6819 ACRE

PETITION 2010-013

NO. DATE REVISION

1-15-10	REZONING STAFF REVIEW COMMENTS
2-19-10	STAFF REVIEW COMMENTS-CYCLE 2

APPROVED BY
CITY COUNCIL



PERKINS EASTMAN ARCHITECTS PC
528 West Summit St.
Charlotte, NC 28202
704 940 0501
Fax 704 342 4602

Owner: **ROGER & PERINA STEWART**
1021 BELMONT AVE
CHARLOTTE, NC 28205

Construction Manager:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Architect:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

MEP:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Landscape:
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Other: (Delete as required.)
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

Other: (Delete as required.)
COMPANY
STREET ADDRESS
CITY, STATE, TEL.#

PROJECT TITLE:
BELMONT KORNER'S
REZONING PETITION:
2010-013
PROPOSED ZONING:
UR-3 (CD) S.P.A.

1021 BELMONT AVE
CHARLOTTE, NC 28205
PROJECT No: 33261.00

DRAWING TITLE:
TECHNICAL SITE PLAN & SURVEY

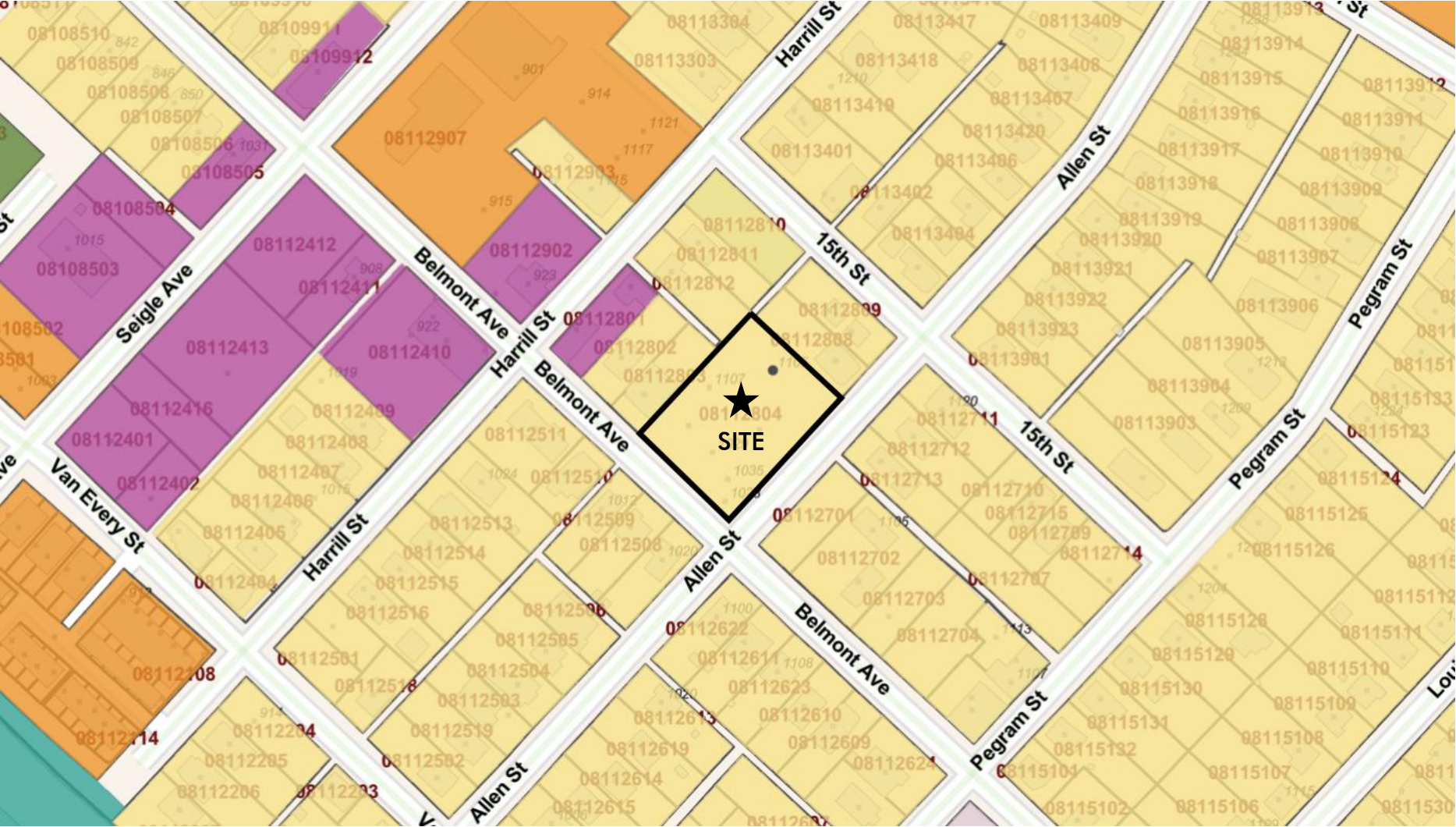
SCALE: 1" = 20'-0"

AS001

FOR REZONING SUBMITTAL
NOVEMBER 23, 2009 FER 1 & 2010

200-013

Charlotte Future 2040 Policy Map



- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Neighborhood Center

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	081-128-04
TOTAL SITE AREA:	0.69 AC (30,005 SF)
EXISTING ZONING:	UR-3 (CD)
PROPOSED ZONING:	N2-C
PROPOSED USE:	MIXED USE, MULTIFAMILY STACKED
MAX. BUILDING HEIGHT:	PER ORDINANCE



1213 W. Ironhead at Ste. 450
 Charlotte, NC 28208
 P: 704.334.3303
 www.urbandesignpartners.com

80-000-00-04-18 ac case no: C-03044

- GENERAL PROVISIONS:**
- THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BELMONT DEVELOPMENT PARTNERS LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MIX OF MULTI-FAMILY ATTACHED UNITS, RETAIL, COMMERCIAL AND OFFICE USES ON AN APPROXIMATE 68 ACRES SITE LOCATED AT THE NORTHWEST CORNER OF BELMONT AVENUE AND ALLEN STREET, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPOSED OF TAX PARCELS NUMBER 081-128-04 LOCATED IN THE CITY OF CHARLOTTE.
 - DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE").
 - UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE "R2-C" ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 - THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE FINAL LOCATION, LOCATION AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATION OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SITE PLAN, LANDSCAPE, LANDSCAPING AND GREEN AREA REQUIREMENTS SET FORTH ON THE REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATION SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
 - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE UNIFIED DEVELOPMENT ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO ARTICLE SECTION 37.3 OF THE ORDINANCE.

PERMITTED USES:

1. USES ALLOWED WITHIN THE REZONING AREA INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED WITHIN THE N2-C ZONING DISTRICT CONTAINING A MAXIMUM OF (8) MULTI-FAMILY STACKED RESIDENTIAL UNITS AND A MINIMUM OF (8) OFFICE, NON-RESIDENTIAL USES ALONG WITH ANY RESIDENTIAL AND ACCESSORY USES RELATING TO AND ALLOWABLE WITHIN THE N2-C ZONING DISTRICT.

- TRANSPORTATION:**
- VEHICULAR ACCESS TO PUBLIC RIGHTS OF WAY WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. FINAL LOCATIONS, PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL PERMITTING AND CONSTRUCTION PLAN ADJUSTMENTS AS REQUIRED BY CDOT FOR APPROVAL.
 - ACCESSIBLE SIDEWALK RAMP SHALL BE PROVIDED AT THE NORTHWEST CORNER OF BELMONT AVENUE AND ALLEN STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - AN 8' SIDEWALK AND A MINIMUM 8' LANDSCAPE STRIP SHALL BE PROVIDED ALONG BELMONT AVENUE AND ALLEN STREET AS GENERALLY ILLUSTRATED ON THE SITE PLAN. THE PETITIONER RESERVES THE RIGHT TO PLANT STREET TREES WITHIN AN 8' PLANTER STRIP OR WITHIN TREE PITS TO PROVIDE AN EXPANDED SIDEWALK BETWEEN THE PROPOSED BUILDING DEVELOP AND BACK OF CURB. ALL SIDEWALKS ADJACENT PUBLIC ROADS, LOCATED OUTSIDE OF PUBLIC RIGHT OF WAY, SHALL BE LOCATED WITHIN A SIDEWALK UTILITY EASEMENT.
 - DEDICATION OF UTILITY TRANSMISSION RIGHTS OF WAY WITHIN THE SITE PLAN SHALL BE COORDINATED WITH THE SITE PLAN AND TREE TRIMMING FIRST CERTIFICATE OF OCCUPANCY PERMITS ISSUED.
 - COMMIT TO DEDICATE 3.5 FEET RIGHT-OF-WAY FROM THE ROAD CENTERLINE ALONG ALLEN STREET AND BELMONT AVENUE. THE SITE PLAN SHALL LABEL AND DIMENSION THE RIGHT-OF-WAY FROM THE ROAD CENTERLINE.
 - A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVEMENT, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT OF WAY IF A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNERS ASSOCIATION AN ENCROACHMENT AGREEMENT MUST BE APPROVED CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
 - COMMIT TO EXISTING DRIVEWAY CUTS OTHER THAN THE PROPOSED ACCESS POINT.
 - THE PETITIONER SHALL DEDICATE AND COMPLY IN FULL WITH ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 - ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITES FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS (GRADE IMPROVEMENTS AND PAVING) AS APPROVED BY CDOT AND EXPICITLY DESCRIBED IN SITE PLAN NOTES.

- ARCHITECTURAL AND DESIGN STANDARDS:**
- IN ADDITION TO DESIGN PROVISIONS CONTAINED WITHIN ARTICLE 5.8 & 18 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE N2-C DISTRICT, THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE FOLLOWING PROVISIONS AND STANDARDS PROVIDED BY THE PETITIONER AND WHICH WILL BE BINDING ON THE DEVELOPER OF THE SITE.
 - A VARIETY OF PRINCIPAL BUILDING MATERIALS MAY BE UTILIZED ON SITE AND WILL BE A COMBINATION OF THE FOLLOWING: MASONRY, BRICK, CONCRETE, PRE-CAST CONCRETE, STONE, RECAST STONE, PRE-FINISHED METAL, ALUMINUM, STEEL, WOOD, CERAMIC TILE, CEMENTITIOUS FIBER BOARD AND GLASS FIBER REINFORCED CONCRETE. VINYL, AS A BUILDING MATERIAL, WILL ONLY BE ALLOWED ON WINDOWS, SLOTTED AND TRIM FEATURES.
 - THE SITE SHALL COMPLY WITH ARTICLE 21 OF THE ORDINANCE. DUMPSTER AND RECYCLING SERVICE AREAS ASSOCIATED WITH RESIDENTIAL AND NON-RESIDENTIAL USES SHALL BE AS GENERALLY DEPICTED ON THE SITE PLAN AND SHALL BE SCREENED FROM PUBLIC VIEW AND DESCRIBED WITHIN THE ORDINANCE. FINAL LOCATIONS OF DUMPSTER LOCATIONS SHALL BE DETERMINED DURING THE LAND DEVELOPMENT REVIEW PHASE PROCESS.

- AMENITIES, STREETScape AND LANDSCAPING:**
- THE PETITIONER SHALL COMPLY WITH ARTICLE 20 OF THE UNIFIED DEVELOPMENT ORDINANCE.
 - THE PETITIONER SHALL PROVIDE OPEN SPACE AND AMENITY AREAS WITHIN THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN IN THE LOCATIONS LABELED. NOTED AMENITY AREA 1 SHALL BE A MINIMUM OF 1,100 SQUARE FEET AND SHALL PROVIDE TWO OF THE FOLLOWING AMENITY FEATURES INCLUDING BUT NOT LIMITED TO: COMMUNITY POOL, OPEN AIR PAVILION, GRILLING AREA, SLASH PAD, ELEVATED HARDSCAPE PATIO/DECKING AREA AND ELEVATED LANDSCAPE PLANTING. NOTED AMENITY AREA 2 SHALL BE A MINIMUM OF 1,800 SQUARE FEET AND SHALL PROVIDE ONE OF THE FOLLOWING AMENITY FEATURES INCLUDING BUT NOT LIMITED TO: DOG PARK, PUBLIC FOUNTEIN, CHILDREN'S PLAYGROUND, COMMUNITY GARDEN.

- ENVIRONMENTAL FEATURES:**
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLE 13 THROUGH 16.
 - THE LOCATION, TYPE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT APPLICABLE APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - DEVELOPMENT WITHIN ANY SWAMP/POC BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE MECHANICAL/STORM WATER SERVICES AS MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.

- SIGNAGE:**
- THE PETITIONER SHALL COMPLY WITH THE ARTICLE 22 OF THE UNIFIED DEVELOPMENT ORDINANCE.
- LIGHTING:**
- ALL ATTACHED AND DETACHED LIGHTING WILL BE FULL CUTOFF FIXTURES AND DOWNWARDLY DIRECTED. HOWEVER, UPWARD FACING ARCHITECTURAL AND LANDSCAPE ACENT LIGHTING SHALL BE PERMITTED.
 - DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO TWENTY-ONE (21) FEET IN HEIGHT.
 - PEDESTRIAN SCALE STREET LIGHTING SHALL BE PROVIDED ALONG INTERNAL PROPOSED PUBLIC STREETS.

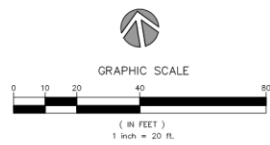
AMENDMENTS TO REZONING PLAN:

FUTURE AMENDMENTS TO THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.

FURTHER ALTERATIONS OR MODIFICATIONS TO THE REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED SITE PLAN OR ANY OF ITS CONDITIONS OR WHICH INCREASES THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE, AS APPLICABLE.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:

- IF THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING AND APPLICABLE TO THE PETITIONER AND TO THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM THE TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



MS. DATE: BY: REVISIONS:
 DT: ON: REVISION: COP: REVISION:

Project No: 23-CLT-112
 Date: 09.28.2023
 Sheet No:

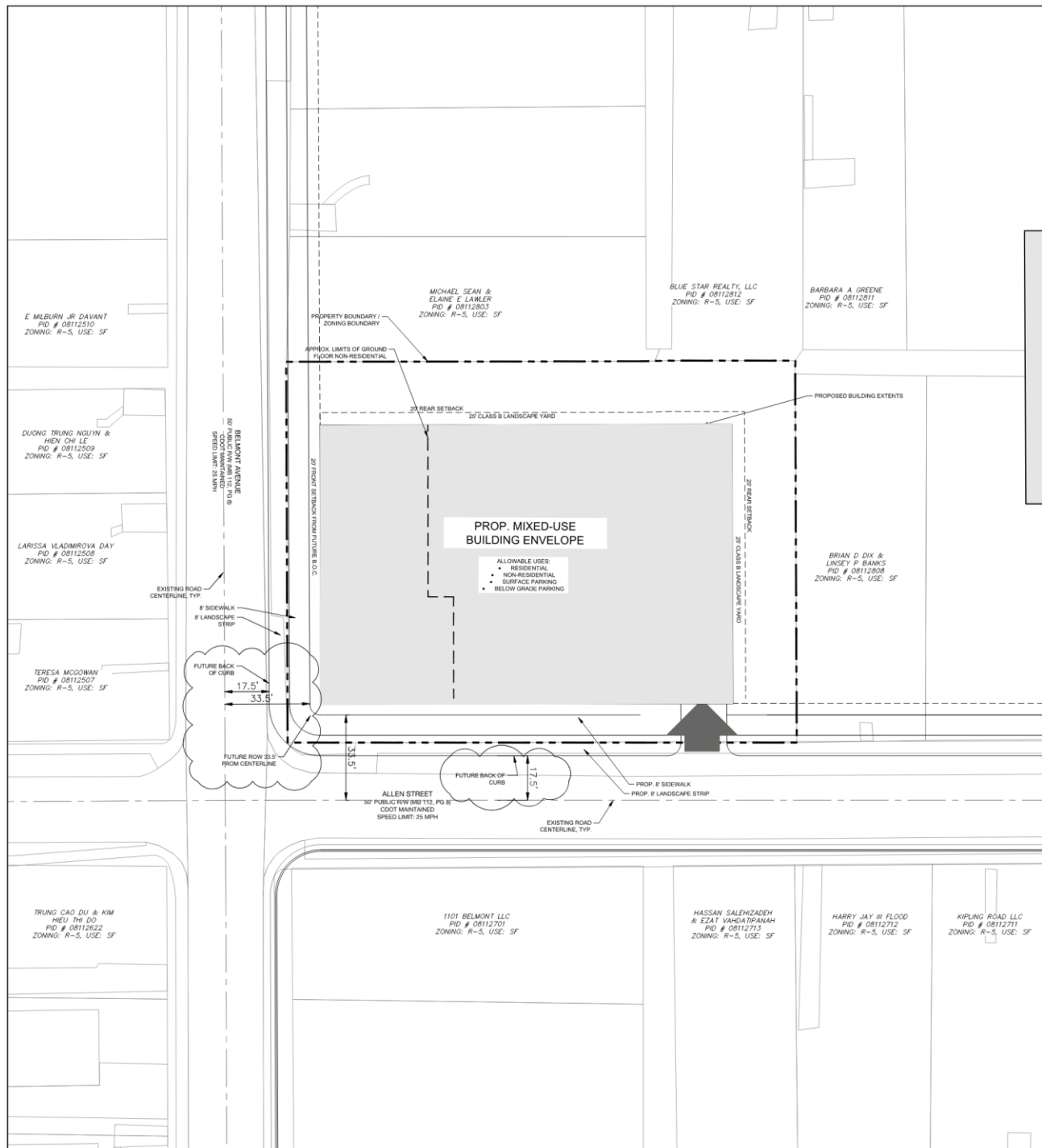
RZ-1.0

Matt Brothers
 Lynk Capital Reit, LLC

1529 Bedford Hill Court
 Raleigh, NC 27613

KORNER'S MIXED RZ

Rezoning Site Plan
 Alan Street, Charlotte, NC





SITE DATA	
ACRES:	± 0.69 AC
PIN:	081-128-04
EXISTING ZONING:	UR-3 (CD)

DEVELOPMENT SUMMARY	
PROPOSED ZONING:	N2-C
PROPOSED USE:	MIXED USE; MULTIFAMILY STACKED
UNIT COUNT:	
• COMMERCIAL:	5,000 SF
• MULTIFAMILY:	65 UNITS
PARKING:	
• REQUIRED:	1 SPACE/DU
• PROPOSED:	PER ORDINANCE
OPEN SPACE:	
• REQUIRED:	3,006 SF (10%)

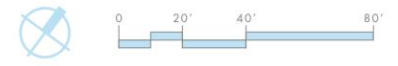
- NOTES**
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
 2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
 3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
 4. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.



BELMONT KORNER MU

SITE RENDERING

CHARLOTTE, NC



1105 ALLEN STREET



Belmont
Avenue

Allen
Street

1105 ALLEN STREET



1 FRONT ELEVATION
1/16" = 1'-0"



2 LEFT ELEVATION
1/16" = 1'-0"

2024-091 ZONING PETITION TIMELINE

- Petitioner Community Meeting: February 11, 2025
- Belmont Community Association March 4, 2025
- Public Hearing: April 21, 2025
- Zoning Committee: May 6, 2025
- City Council Decision: May 23, 2025

Questions?

Nolan Groce, AICP

Urban Design Partners

ngroce@urbandesignpartners.com

(704) 334-3303

