



CITY OF BELMONT PLANNING & ZONING

Date Filed 08 /13 / 2020	To be completed by City of Belmont Application Number ZA- 2020 . 04
To be completed by City of Belmont: Hearing Date(s) P&Z 09 / 17 / 2020 / /	To be completed by City of Belmont City Council 10 / 05 / 2020 / /

I (we) the undersigned do hereby respectfully make application and request the Planning and Zoning Board and City Council to amend the zoning map of the City of Belmont:

In support of this application, the following facts are shown:

Current Zoning (circle one)	R-R	S-R	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Proposed Zoning (circle one)	R-R	S-R	G-R	NC-R	INF-R	MH-R
Conditional District? (CD) <input checked="" type="checkbox"/>	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address: 1401 Catawba Street, Belmont NC	
Physical Description of Location: West side of Catawba St. (NC 7) between 13th St. and the private drive entrance for Public Works	
Tax Parcel Number: 222095 (PID Number)	
Property Owner: City of Belmont	
Owner's Address: 115 North Main St., Belmont NC 28012	
Phone Number: (704) 901 - 2067	Email Address: zstowe@cityofbelmont.org
Applicant Name if different than owner: Benesch	Applicant Phone Number if different than owner: (704) 521-9880
Applicant Email Address if different than owner: jwood@benesch.com	
Applicant's address: 2359 Perimeter Pointe Pkwy, Suite 350, Charlotte NC 28208	
Primary Contact: Jon Wood, PLA CLARB	

SUBMITTAL REQUIREMENTS

- Completed Application
- Letter of Intent – Description of proposed project
- 5 copies of Concept Plan (paper and digital version must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina). Additional plans will be requested for the public meetings.
- Boundary Survey (acreage, current zoning, location of existing buildings, setbacks)
- Community Meeting Form
- Adjacent Property Owner List – provide a copy of address labels for all adjacent property owners. The City will use this list for public notices for the Planning Board Meeting and the Public Hearing meeting.
- Traffic Impact Analysis, if required, refer to Chapter 16 of the LDC
- Fees associated with review

PROCESS & SCHEDULE – See Section 15.6 of the Land Development Code



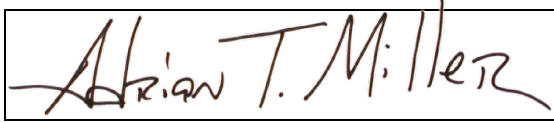
The plans will be reviewed internally by city staff. Any deficiencies or request for information will be sent to you within 30-days.

Staff will notify the applicant when the schematic plans are ready to be presented to the public at the required community meeting.

Community Meeting: the scheduling, notification, and meeting report, as described in the supplemental community meeting form, are the responsibility of the applicant. This meeting shall be held a minimum of two weeks (14-days) prior to the scheduled Planning Board meeting.

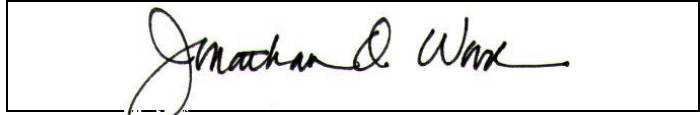
The Planning Board will hear the request in a public meeting and provide a recommendation to the City Council.

The City Council will hold the public hearing and render a decision on the project. Please refer to Section 20.2 of the LDC for further details.



Signature of Property Owner

On behalf of the City of Belmont



Signature of Applicant, if different than the property owner



Application Fee (Dept Use Only)

-Please note...The applicant is responsible for the costs of all public notices required by state law. The City will be responsible for the dissemination of the advertisements and will arrange to have the bills sent directly to the applicant. Any changes to this policy must be made prior to the submission of the application.

-This application must be signed by the property owner or their authorized agent.

Shelley DeHart
Planning Director
City of Belmont
37 North Main Street
Belmont, North Carolina 28012

Re: Belmont Recreation Center - Belmont - Letter of Intent

Dear Ms. DeHart,

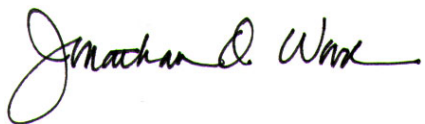
The City of Belmont intends to build a 45,000 +/- square foot recreation center directly in front of the CityWorks building on a portion of parcel ID#222095 (4.5 acres) in Belmont, North Carolina. This facility will feature three indoor court spaces, indoor walking track, kitchen/concession area, multiple group exercise/multipurpose studio spaces, gaming room, indoor play unit, reception area/lobby, and staff areas. The proposed site design will maximize building views of the Catawba River, allow for bike and pedestrian connections to both Kevin Loftin Park and the future Abbey Creek Greenway, and connect with the adjacent parking areas to maximize vehicular flow and reduce traffic concerns.

We are requesting to rezone the portion of the property as shown in the Schematic Site Plan from Business Campus Development (BC-D) to conditional Institutional Campus District (IC-D). While both zoning designations promote campus-type development, IC-D offers some additional setback flexibility that would allow for better visibility of this new public amenity from E Catawba Street.

We appreciate the opportunity to partner with the City of Belmont on this exciting project and look forward to seeing this vision become a reality for the community.

Please refer to the Schematic Plans for additional detail. If you have any questions on our submittal, please do not hesitate to contact us.

Best Regards,

A handwritten signature in black ink, appearing to read "Jon Wood". The signature is fluid and cursive, with a large initial "J" and "W".

Jon Wood, PLA CLARB

Senior Project Manager
Alfred Benesch & Company

To: Tiffany Faro
Associate Planner, City of Belmont

From: Brady Finklea, P.E.
Kimley-Horn

Re: *Belmont Recreation Center*
Trip Generation Memorandum

Date: July 17, 2020

The purpose of this trip generation memorandum is to document the results of a trip generation analysis performed for the proposed Belmont Recreation Center located in the northwest quadrant of the E Catawba Street (NC 7)/13th Street intersection adjacent to the existing City Public Works building (<https://goo.gl/maps/RoMJPofZofmoRXbEA>).

Project Overview

Based on the current sketch plan and site program provided by the City of Belmont (attached), a 45,108 square-foot recreation center is proposed to be constructed on the vacant land between 13th Street and the existing Public Works driveway west of E Catawba Street (NC 7). The main parking lot intended to serve the proposed Recreation Center currently shows one access point via a proposed connection to 13th Street approximately 300 feet west of E Catawba Street (NC 7).

Based on information provided by the City, the existing building behind (west of) the proposed Belmont Recreation Center is currently utilized for Public Works; however, City staff offices are planning to relocate to this building during Summer 2020. As shown in the attached sketch plan, a parking lot is being constructed to serve City staff that connects to both 13th Street and the existing Public Works driveway to the north, each with access to E Catawba Street (NC 7). This parking lot is also expected to serve as overflow parking for the proposed Recreation Center, where the overflow parking demand for the Recreation Center is anticipated to occur at times when City staff parking demand is low.

Direct connectivity between the proposed Recreation Center parking lot and the City staff parking lot is recommended to be pursued to allow for better distribution of the Recreation Center traffic. Under the current design shown in the attached sketch plan, nearly all the traffic demand for the Recreation Center would be focused at the 13th Street access to E Catawba Street (NC 7), rather than distributing the demand amongst both the 13th Street access and the Public Works driveway.

Trip Generation

The traffic generation potential of the proposed development was determined using Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition* and is shown in **Table 1** below. During a typical weekday, the proposed development has the potential to generate 79 and 104 net new external trips during the AM and PM peak hours, respectively.

Table 1 - Trip Generation									
Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Recreational Community Center	45,108	SF	1,300	79	52	27	104	49	55

Based on the *City of Belmont Land Development Code*, Section 16.14A states that the Planning Director shall determine the need for a Traffic Impact Analysis (TIA), whereas Section 16.14B states that the minimum threshold for TIAs is 1,000 daily trips and/or 100 peak-hour trips during either the AM or PM peak hour. **Table 1** shows that the daily and PM peak hour projected trip generation meets this threshold, while the AM peak hour does not.

The trip generation for the proposed site does not meet North Carolina Department of Transportation's (NCDOT's) TIA threshold, where a TIA is required if the daily trips exceed 3,000 trips per day. **Table 1** shows that the projected 1,300 daily trips falls well below this threshold. NCDOT's policy does not include a peak-hour trip threshold.

Surrounding Transportation Network

As discussed above, access to the proposed Recreation Center will be provided via driveway connections to 13th Street and potentially the existing Public Works driveway, both of which access E Catawba Street (NC 7). E Catawba Street (NC 7) is an NCDOT-maintained facility. As stated above, the projected trip generation does not meet NCDOT's threshold to require a TIA. Direct connectivity between the proposed Recreation Center parking lot and the City staff parking lot is recommended to be pursued to allow for better distribution of the Recreation Center traffic. Under the current design shown in the attached sketch plan, nearly all the traffic demand for the Recreation Center would be focused at the 13th Street access to E Catawba Street (NC 7), rather than distributing the demand amongst both the 13th Street access and the Public Works driveway. By providing improved connectivity, dispersion amongst both access points would be promoted to limit operational impacts at a single driveway.

The nearest signalized intersection where the majority of site traffic would be expected to travel to/from is the intersection of Wilkinson Boulevard (US 74) at E Catawba Street (NC 7)/Hazeline Avenue. This intersection is currently funded for intersection capacity improvements as part of NCDOT's State Transportation Improvement Program (STIP) Project #U-6143 that includes a payment-in-lieu required as mitigation for the nearby Aberfoyle development. Based on the current STIP (July 2020), construction for these intersection improvements is scheduled for Fiscal Year (FY) 2022.

Traffic Counts

Given the projected trip generation, a driveway analysis would be useful to identify operational impacts and any mitigation, if needed, for the proposed Recreation Center, including potential turn lanes at either of the driveways. However, existing traffic counts at these driveways are not currently available given the impact to traffic volumes associated with the COVID-19 pandemic where school has not been in session since March. At this time, it is unclear when traffic volumes will normalize. Traffic volumes have proven to be significantly reduced during the COVID-19 pandemic and is expected to remain lower than normal while school is not fully in session. Considering the relatively low trip generation for the proposed site, significant operational impacts are not expected at the driveways prior to traffic volumes normalizing.

Moreover, City staff indicated that staff offices are planning to relocate to the existing Public Works building behind (west of) the proposed Recreation Center in the coming months. Therefore, a driveway analysis would be better served to be performed once traffic volumes normalize and typical counts can be collected that would reflect the traffic associated with the relocation of City staff offices.

Conclusion

Based on review of the projected trip generation, the current lack of available counts due to COVID-19, and the impending relocation of City staff offices adjacent to the proposed Recreation Center, traffic counts are recommended to be collected at the two intersections along E Catawba Street (NC 7) at 13th Street and the existing Public Works driveway once traffic volumes normalize (with school fully in session) and the City staff offices have relocated to this site. Once counts are collected, a driveway analysis is

recommended at these two intersections to identify operational impacts and any mitigation, if needed, for the proposed Recreation Center, including potential turn lanes at either of the driveways.

Attachments

- Sketch Plan
- Site Program



Seals:

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Corp. NC license: F-1320

Belmont Community Center

1401 Catawba Street
 Belmont, North Carolina

Project no: 17.000385
 Date: 07.08.20
 Revisions:

Sheet Title:

**SKETCH
 PLAN**

Sheet No:

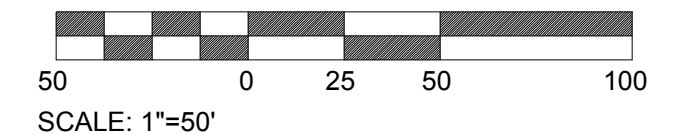
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Know what's below.
 Call before you dig.



NORTH



Room/Area	Occup	Unit	NSF	Total NSF	Ground Floor	Second Floor	Space Driver	Comments	Adjacency
1.0 Building Spaces									
Vestibule		1	100	100	100		Variable		
Lobby		1	1000	1,000	1,000		Variable		
Staff Support Spaces									
Reception	2	1	150	150	150		Variable	1 person at reception - colocated or separate from admin	Gym and Entry
Staff Offices	4	4	80	320	240	80	Fixed	Individual - 2 to be colocated, two can be distributed	
Staff Workroom	1	1	80	80	80		Variable	Print area, etc.	
Storage Room	1	1	70	70	70		Variable		
Staff Breakroom	1	1	100	100	100		Variable	Kitchenette	
				720					
Support Spaces									
Family Restroom		2	100	200	100	100	Fixed	Shower, Tlt. - shower to be separate room inside toilet	Restrooms
Mens Restrooms		1	550	550	300	250	Variable	no lockers	
Womens Restrooms		1	700	700	400	300	Variable	no lockers	
General Storage	1	1	200	200	200		Variable		
Elevator		1	120	120	120	120	Variable		
Mechanical Room	1	1	100	100	100		Variable		
Electrical Room	2	1	125	125	125		Variable		
IT Closet	1	1	90	90	90		Fixed		
Janitor Closet	1	1	60	60	60		Variable		
Community Spaces									
Storage	2	1	100	100	100		Variable		
Media Lab/e-sports	20	1	400	400		400	Variable		
Indoor Play Unit		1	300	300	300		Variable	Play unit to run vertical with adjacent classroom space	
Multipurpose Room	143	2	480	960	960		Variable	20x27, moveable partition between the two rooms	
Multipurpose Storage	1	2	150	300	300		Variable		
Kitchen	2	1	325	325	325		Variable		open to Multi and lobby
Kitchen/Concessions Storage	1	1	100	100	100		Variable		
Café		0	500	0				Part of lobby area potentially	
Subtotal Admin./Support			7,170		5,320	1,250			
Net-to-gross Factor			1.25		1.25	1.25			
Total			8,963		6,650	1,563		(Building Spaces)	

Room/Area	Occup	Unit	NSF	Total NSF	Ground Floor	Second Floor	Space Driver	Comments	Adjacency
Athletic Spaces									
Competition Gym		1	9000	9,000	9,000		Variable	75' x 102', 2x Gyms 102' x 150', wood floor, 6 cross courts @ 50'x44'. 3 V-ball competition courts (40'x60') & 6 practice (40'x55'). Moveable bleacher seating to accommodate 432. Consider separating 1 "Championship" Gym.	
HS Court Gymnasium		2	7500	15000	15000		Variable	multipurpose floor?	
Track	130	1	6500	0		6500	Variable	Elevated or on Ground Level, 3 lanes at 30" each around full perimeter of gym (9 laps =1 mile). Add. lanes at straight?	gymnasiums (~\$100,000)
Gym Storage	2	1	500	500	500		Variable	At gym level, store rollaway stage here	
Exercise/Indoor Rowing Studio		1	750	750		750		Need at least 350-400 SF, 6-8 rowing machines	
Studio Storage		1	100	100		100			
Group Exercise Studio		1	1500	1500		1500	Variable	Bars/Mirrors - wood floor? Zumba, dance, tai chi	
Group Exercise Studio Storage	1	1	100	100		100	Variable		
Subtotal	317			26,950	24,500	8,950			
Net-to-gross Factor				1.1	1.1	1.1			
Total				29,645	26,950	9,845		(Building Spaces)	
TOTAL				38,608	33,600	11,408			
Elevated Track				6500					
TOTAL with Track				45,108					SF