



Zoning Map Amendment Request: ZA-2020.04

Property Owner: The City of Belmont

Applicant: Jon Wood, Benesch

Current zoning: Business Campus Development (BC-D)

Proposed zoning: A request to establish an Institutional Campus Development conditional zoning district (IC-D/CD) on 16.72 acres for the development of a 42,500 SF public recreation center facility.

Property location: 1401 E Catawba Street

Gaston County tax parcel identification numbers: # 222095

Acreage: 16.72 acres gross

Map 1. Location of subject property



Background: The subject zoning petition site consists of the entire 16.72 acre parcel (PID#222095), however, proposed development is focused on the front open area which consists of under 5 acres.

The request is to rezone 16.72 acres from Business Campus Development (BC-D) to a Institutional Campus Development Conditional Zoning District (IC-D/CD) in order to develop a 42,500 SF recreation center facility designed in a way that creates a municipal “campus” setting on the property allowing for gathering and pedestrian circulation between buildings and parking areas. A conditional zoning district is required to consider requests for relief to: 1) parking location in front yard area and minimum parking space counts 2) bike lane requirement along E Catawba St 3) sidewalk requirement along private drive, and 4) wall signage over 150 SF on the CityWorks building.

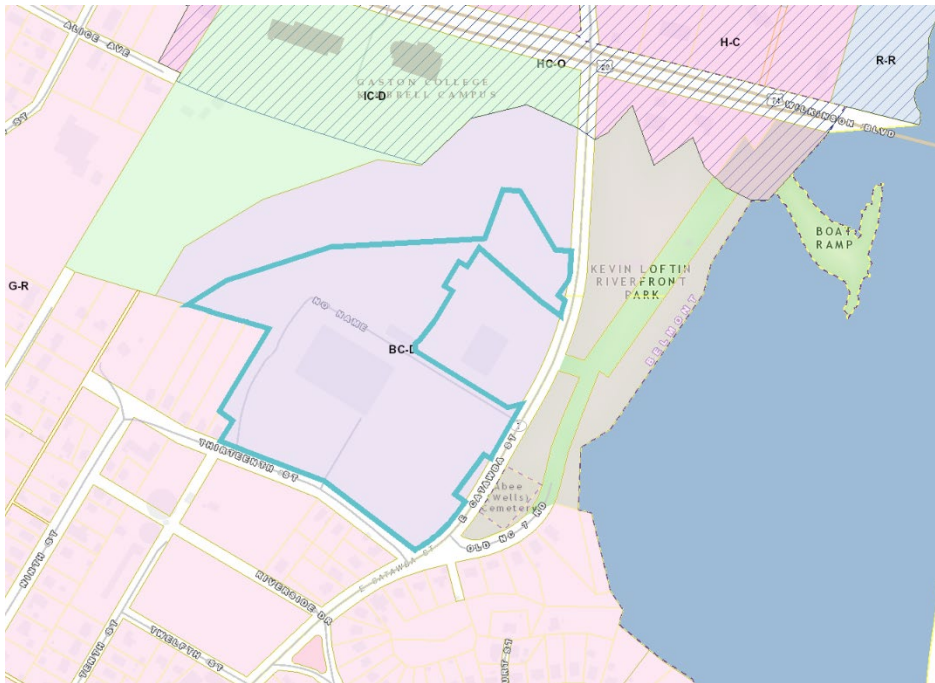
Staff Analysis: The subject property currently contains the CityWorks building and parking areas, and is physically constrained by steep topography and proximity to perennial stream, floodway and floodplain areas.

The trees on site are located primarily along the northern perimeter adjacent to the nearby the floodplain area. The area proposed for development is a cleared grassy area under 5 acres directly between the CityWorks building and E Catawba Street.

Existing land use within the project area is civic/municipal. A mix of institutional and commercial properties exists to the north, and primarily residential with some commercial to the west, residential and civic uses to the south, and civic use (park) to the east.



The zoning classifications located adjacent to the project area are:



North
Business Campus Development (BC-D), Institutional Campus Development (IC-D), Highway Corridor Overlay (HC-O)
South
General Residential (G-R)
East
General Residential (G-R) Highway Commercial (HC)
West
Business Campus Development (BC-D), Institutional Campus Development (IC-D), General Residential (G-R)

This request proposes to establish an institutional campus development conditional district, siting a recreation center adjacent to E Catawba Street and parking area accessible off 13th Street with connectivity to the existing parking area on site. This classification is coded to permit the continued and future use, expansion, and new development of academic and religious campuses, as well as government and health-care facilities with a total development size of greater than 15 acres.

Performance standards:

Civic Building	Required	Proposed	Relief Needed?
Height	3-Stories	2 Stories	No
Setbacks			
Front	0'	80'+	No
Side	15 ft.	25' +	No
Rear	30 ft.	160' from CityWorks	No
District Front Setback	80' (as defined by the Main Entrance)	360'+ from 13 th St	No
District Setbacks (other)	25'	25'	No
Parking			
Location	Side & Rear Yards only, toward the interior of the lot	Parking lot accessible from 13 th Street on located on exterior and front of lot.	Yes
Number of Parking Spaces	1 space per 4 seats for civic uses (assembly)	New : 106 Total On Site: 184 auto, 9 bike	Yes

Site Design:

The City of Belmont's Future Transportation Map in the Comprehensive Land Use Plan identifies the need for dedicated bike lanes along E Catawba Street. There are striped bike lanes along the street frontage, however, they are not a full 4' wide in all locations. The applicant is seeking relief from this requirement as a part of the rezoning application, requesting to defer this improvement until additional roadway changes are made along E Catawba Street. Site design currently includes a 10' wide multi-use path segment which will serve as part of a connector trail leading from Kevin Loftin Park to the extents of the recreation center site-with future connectivity planned to the Abbey Creek greenway.



Architecture: The recreation center is proposed to be two stories in height and situated on the site so that it has a second level entrance across from the CityWorks to promote pedestrian connectivity between the structures. Proposed exterior cladding is a mix of glass, metal panel, brick, and other accent materials. Colors will be similar to rendering below.



Utilities and Infrastructure: Above-ground electrical lines remaining on site are proposed to be buried as a part of this project. Applicant to coordinate with Public Works department and Duke Energy as needed prior to construction document submittal.

Watershed and Stormwater: The development is subject to the city's watershed development and stormwater ordinances. All required detention will be on the subject parcel.

Traffic Impact Analysis: The trip generation for the proposed site does not meet North Carolina Department of Transportation’s (NCDOT’s) TIA threshold, however Kimley Horn has prepared a Technical Memorandum for this project. The Technical Memorandum recommended direct connectivity between the proposed Recreation Center parking lot and the City staff parking lot for better distribution of the Recreation Center traffic, which is currently shown on the proposed site plans. This will allow traffic to be distributed amongst both the 13th Street access and the Public Works private driveway.

Comprehensive land use plan: This site is located within the Mixed Use District of the adopted Comprehensive Land Use Plan. The vision for this land-use category is to allow for medium to high density residential, commercial, office, and civic uses in well-designed buildings. This area can include commercial mixed-use, neighborhood mixed-use, or independent or free standing permissible uses.

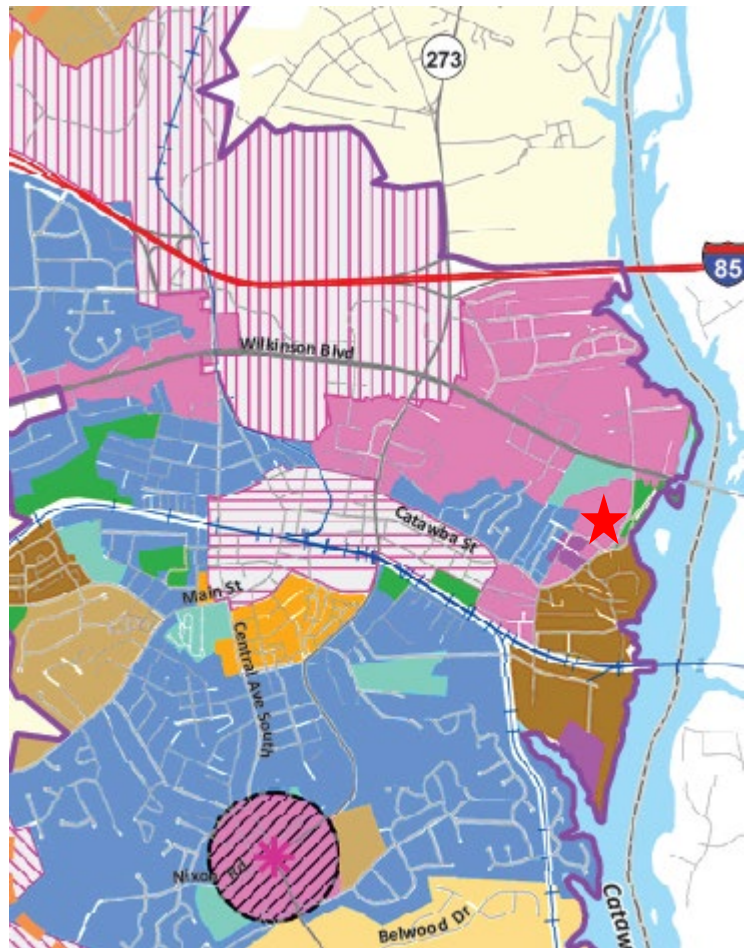
Staff is of the opinion the proposed project, at this location, is consistent with the vision of the comprehensive land use plan because: 1) it proposes institutional/civic use, and 2) it is proposed to be a well designed building anchoring the City’s municipal campus.

Goals cited within the comprehensive land use plan include:

- Land Use
- Economy
- Mobility
- Community Character
- Parks & Recreation
- Infrastructure
- Environment
- Intergovernmental Relations

Staff is of the opinion this project is a reasonable request and consistent with many of the goals of the plan because:

- Land Use: The project encourages a healthy tax base and a mix of uses that will promote a choice in recreation and mobility; and
- Economy: The project helps to foster a vibrant economy by expanding recreational resources to enhance quality of life, which is critical for attracting residential and commercial growth; and
- Mobility: This project includes a connector trail leading to the Abbey Creek Greenway (CTT) that will ultimately provide a bike and pedestrian connection from Brewer Street to Kevin Loftin Park. This project supports multi-model mobility by accommodating vehicles, pedestrian, and cyclists visiting the proposed recreation center, CityWorks building, and the park.
- Community Character: The project will enhance the community character by embracing the adjacent Catawba River with its balcony overlook and connectivity to Kevin Loftin



Riverfront Park, improving community appearance as guests enter into Belmont, and promoting use of the facilities by socially and economically diverse residents and visitors.

- Park and Recreation: This project proposes a public recreation, connectivity to an existing public park, and connector trail segment to a public greenway for our citizens.
- Infrastructure: The project complies with all city standards related to infrastructure to support the development.
- Environment: This project is subject to watershed requirements, stormwater requirements, floodplain requirements, and tree/landscape requirements.
- Intergovernmental Relations: This project will promote intergovernmental relations and connectivity across the region through the availability of facility use by outside organizations for tournaments, meetings, and events where space may not otherwise be available. This location will also be linked to Mecklenburg County through transportation improvements nearby, especially the B-6051 Wilkinson Bridge replacement project and Carolina Thread Trail.

Neighborhood meeting: The applicant's team held the required community meeting on September 1, 2020 in 2 formats: drop-in and virtual. There were approximately 30 members of the community present in addition to the applicant's team. Comments and questions were mainly related to building design, programs, and the nearby greenway. The minutes from the meeting are provided in attachment C of this report.

Proposed Conditions of Approval

1. The proposed development shall be in compliance with requirements of the land development code (LDC) and code of ordinances with the added relief of:
 - Allowing parking to be located in front yard area and clarifying parking space requirements per the included matrix (1 space per 350 SF, allowing for shared parking at existing CityWorks lot, for a total of 184 auto spaces minimum on the parcel)
 - Not requiring the dedicated bike lane to be widened to 4' along E Catawba St as part of this development as some frontage belongs to the Wells family cemetery.
 - Not requiring 8' sidewalk along private drive, and instead allowing it to be located closer to parking area for connectivity between buildings.
 - Increasing maximum attached wall signage size to a maximum of 290 SF on the CityWorks building.
2. The applicant shall coordinate with Duke Energy on burial of remaining above-ground electric lines.
3. Parking at this property shall serve the nearby Abbey Creek Greenway, and be linked to the main greenway alignment via a connector trail. Applicant to coordinate signage with the Carolina Thread Trail (CTT). Applicant to coordinate with ESP as needed on the connector trail design on this portion of the site, as well as the proposed mid-block crossing to Kevin Loftin Park.
4. Future skate park plans will be required to go through review, approval, and permitting by the Planning Department, and meet all Land Development Code requirements.
5. The conditional zoning schematic plan approval includes a 42,500 SF recreation center, signage on the CityWorks building, and the approximate location of the future skate park. Approval is valid for a period of 24 months.

Planning Board Action: Receive report, public comment, and make a recommendation for conditional approval.

Attachment A – Application

Attachment B – Recreation Center Plans*

Attachment C- CityWorks Signage Elevation

Attachment D – Community Meeting Minutes

*A full set of plans is available at www.cityofbelmont.org/recreationcenter.



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

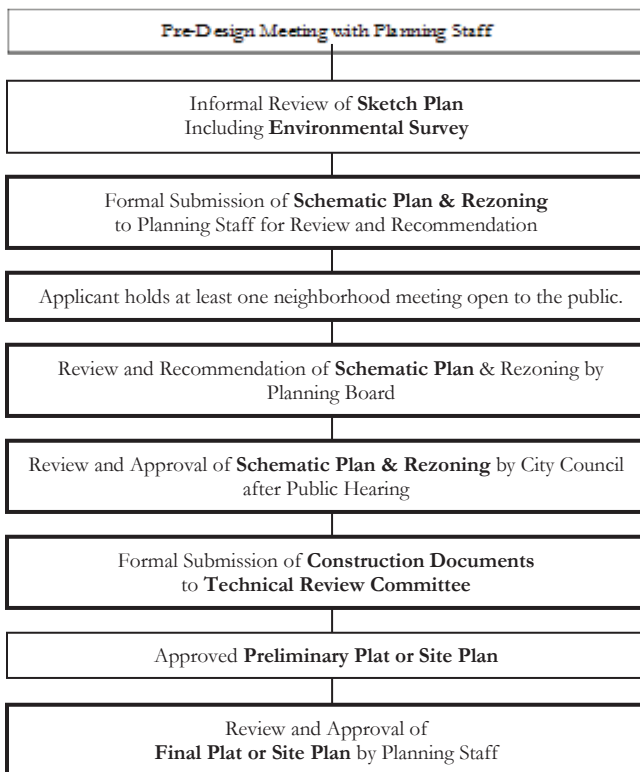
Proposed Zoning (circle one) Conditional District? (CD) <input checked="" type="checkbox"/>	R-R	S-R	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

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



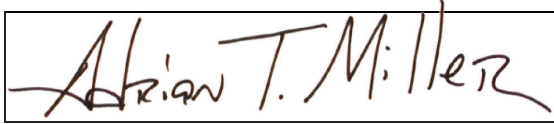
The plans will be reviewed internally by city staff. Any deficiencies or request for information will be sent to you within 30-days.

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.

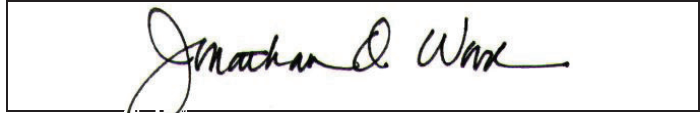
The Planning Board will hear the request in a public meeting and provide a recommendation to the City Council.

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,

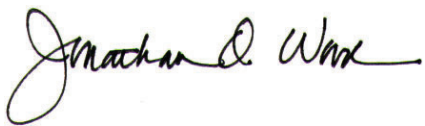
The City of Belmont intends to build a 45,000 +/- square foot recreation center directly in front of the CityWorks building on a portion of parcel ID#222095 (4.5 acres) in Belmont, North Carolina. This facility will feature three indoor court spaces, indoor walking track, kitchen/concession area, multiple 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 a long horizontal stroke at the end.

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



Sheet No: **C200**

SKETCH PLAN

Sheet Title:

Project No: 17-000385
Date: 07/08/20
Revisions:

Belmont Community Center
1401 Catawba Street
Belmont, North Carolina

Corp. NC License: F13320

PRELIMINARY
NOT FOR
CONSTRUCTION

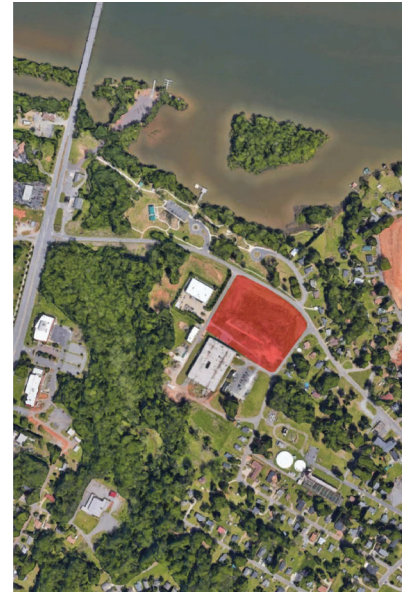
Scale:



Alfred Benesch & Company
259 Perimeter Pointe Parkway, Suite 350
Charlotte, NC 28208
www.benesch.com
P: 704.521.9880

CITY OF BELMONT
BELMONT COMMUNITY RECREATION CENTER
 1401 CATAWBA STREET
 BELMONT, NORTH CAROLINA

SCHEMATIC DESIGN



CONSTRUCTION MANAGER
 EDIFICE
 4011 LUCKER BLVD
 CHARLOTTE, NC 28209

STRUCTURAL ENGINEERS
 MMSA
 3079 W MAIN ST
 GREENVILLE, SC 29615

CIVIL ENGINEERS
 benesch
 2000 PRINCESTON PARKWAY
 SUITE 300
 CHARLOTTE, NC 28208

M/E/P ENGINEERS
 CIL
 9712 MAIN ST
 GREENVILLE, SC 29601

OWNER
 CITY OF BELMONT
 123 DRETTWALK RD.
 CHARLOTTE, NC 28203

ARCHITECT
 CIL
 6005 PARKVIEW RD.
 CHARLOTTE, NC 28210
 T: 803.774.0000
 CIL.com/icon

ATTACHMENT B

CIL Charlotte Engineering Planning
 6005 PARKVIEW RD. SUITE 100
 CHARLOTTE, NC 28210
 CIL.com/icon

benesch

MMSA
 MOUNTAIN STATE ARCHITECTS

EDIFICE
 CONSTRUCTION MANAGEMENT

CITY OF BELMONT
 123 DRETTWALK RD.
 CHARLOTTE, NC 28203
 CIL.com/icon

BELMONT COMMUNITY RECREATION CENTER
 1401 CATAWBA STREET
 BELMONT, NORTH CAROLINA
 PROJECT NO. 2020-001

CONSTRUCTION
 NO. 1000-001-001
 1000-001-001

SHEET NO. 1000-001-001
 TITLE: SCHEMATIC DESIGN
 DATE: 10/15/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



City of Lubbock Engineering Planning
 600 UNIVERSITY BLVD, SUITE 100
 LUBBOCK, TEXAS 79402
 CHRYSTIANSON

PROJECT INFORMATION
 TITLE: [REDACTED]
 DATE: [REDACTED]
 CITY: LUBBOCK

CLIENT INFORMATION
 NAME: CITY OF LUBBOCK
 ADDRESS: [REDACTED]
 CONTACT: [REDACTED]

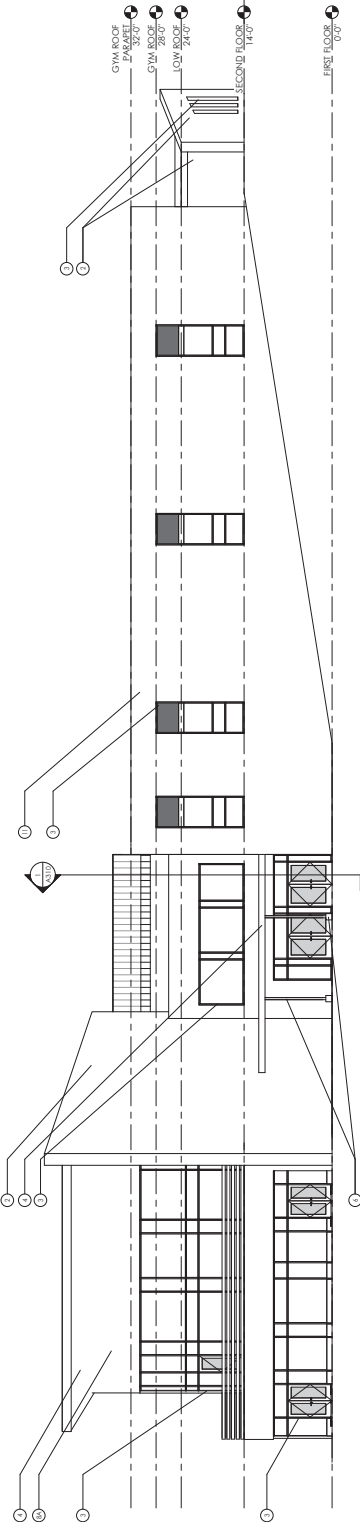
DESIGNER INFORMATION
 NAME: [REDACTED]
 ADDRESS: [REDACTED]
 CONTACT: [REDACTED]

- ELEVATION GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. FINISHES AND MATERIALS ARE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND OBTAIN APPROVAL FROM THE ARCHITECT PRIOR TO CONSTRUCTION.
 3. REFER TO ARCHITECTURAL DRAWINGS FOR WINDOW AND DOOR SCHEDULES.
 4. CONTRACTOR SHALL VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT.
 5. CONTRACTOR SHALL VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT.
 6. CONTRACTOR SHALL VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT.
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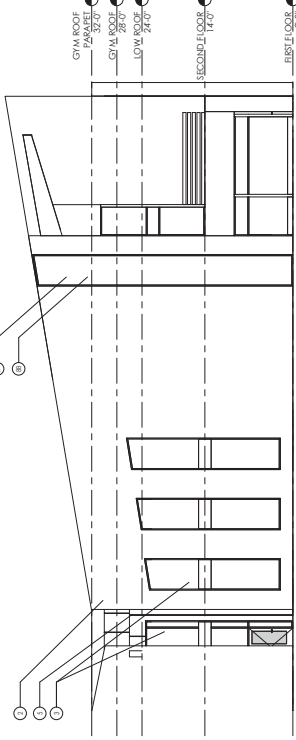
ELEVATION LEGEND

BRICK (RANDOM)	BRICK (STACKED)	BRICK (RANDOM)	BRICK (STACKED)
CONCRETE	CONCRETE	CONCRETE	CONCRETE
GLASS	GLASS	GLASS	GLASS
WOOD	WOOD	WOOD	WOOD
STONE	STONE	STONE	STONE

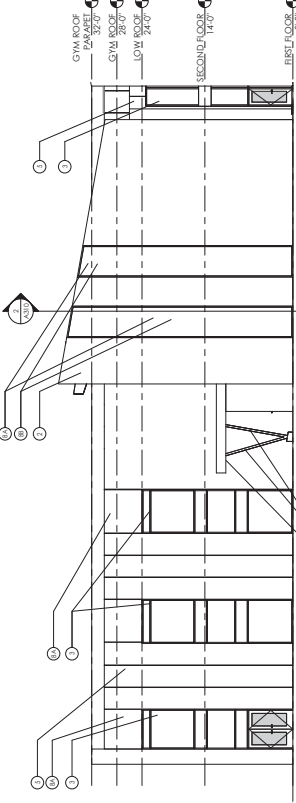
- ELEVATION KEY NOTES**
1. STANDING SEAM METAL ROOF SYSTEM
 2. WALL FINISHING SYSTEM WITH INSULATED CONCRETE
 3. ALUMINUM WINDOW SYSTEM WITH INSULATED CONCRETE
 4. WOOD LAMINATE SYSTEM WITH INSULATED CONCRETE
 5. INSULATED CONCRETE SYSTEM WITH INSULATED CONCRETE
 6. INSULATED CONCRETE SYSTEM WITH INSULATED CONCRETE
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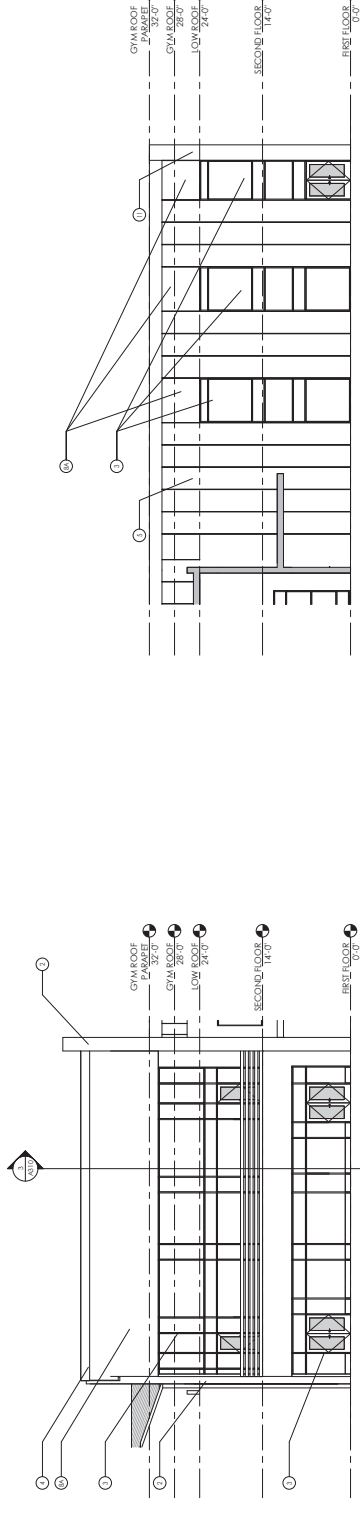
ELEVATION - NORTH
 1/8" = 1'-0"
 A301



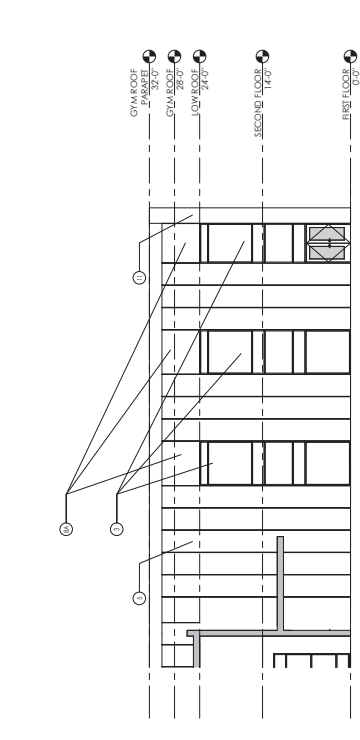
EAST ELEVATION 01
 1/8" = 1'-0"
 A301



EAST ELEVATION 02
 1/8" = 1'-0"
 A301



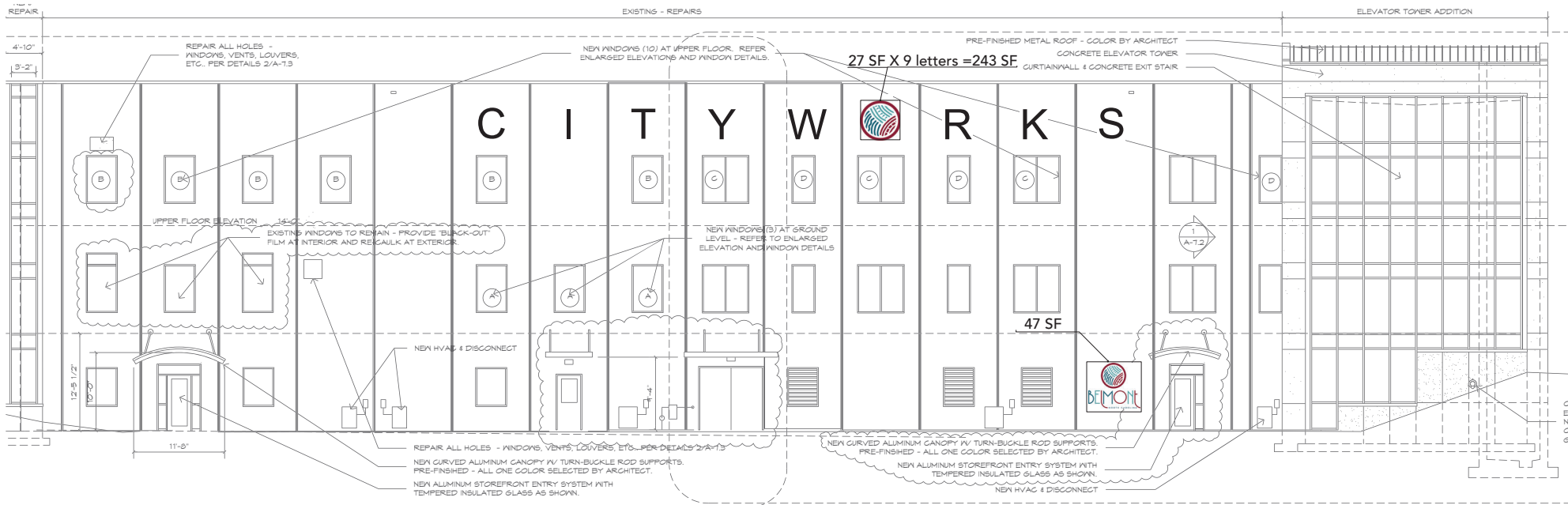
EAST ELEVATION 03
 1/8" = 1'-0"
 A301



EAST ELEVATION 04
 1/8" = 1'-0"
 A301

NO ARCHITECTURAL
 CONTRACTOR SHALL
 VERIFY ALL MATERIALS
 AND FINISHES WITH
 THE ARCHITECT

SHEET INFORMATION
 TITLE: [REDACTED]
 DATE: [REDACTED]
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 BUILDING ELEVATIONS



2 OVERALL FRONT ELEVATION
 A-7 SCALE: 1/8" = 1'-0"

Belmont Cityworks Exterior Building Sign
 Study for Proportion and Size Only
 9.1.20



CITY OF BELMONT

PLANNING & ZONING

CONDITIONAL REZONING APPLICATION SUPPLEMENT

Required Community Meeting Before Public Meetings.

- Before a public meeting may be held by the Belmont Planning and Zoning Board on a petition for a conditional zoning district, the petitioner must provide a written report of at least one community meeting held by the petitioner. This report must be filed with the Planning Department a minimum of ten days prior to the Planning Board public meeting date to allow time to review the required information. If the report is not filed with the Planning Department then the rezoning public meeting on the specific petition will be postponed until the following Planning and Zoning Board meeting.
- Notice of such a meeting shall be given to the property owners and organizations entitled to notice as determined by City policy (policy requires that notification include property owners within 200 feet excluding roadways and neighborhood organizations (HOAs) within 500 feet of the project site). The applicant is responsible for mailing the community meeting notice 10-days prior to the scheduled meeting including a copy of the notice to the Planning & Zoning Department.
- The report shall include, at a minimum:
 - ✓○ A listing of those persons and organizations contacted about the meeting and the manner and date of contact.
 - ✓○ The date, time and location of the meeting.
 - ✓○ A roster of persons in attendance at the meeting.
 - ✓○ A summary of issues discussed at the meeting.
 - ✓○ A description of any changes to the rezoning petition made by the petitioner as a result of the meeting.
- In the event the petitioner has not held at least one meeting pursuant to this subsection, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held.
- The adequacy of a meeting held or report filed pursuant to this section shall be considered by the City Council but shall not be subject to judicial review.

COMMUNITY MEETING FORM

Date of community meeting: Tuesday, Sept. 1, 2020

Persons in attendance at meeting: (Include a copy of the sign in sheet).

Summary of issues discussed and changes made to the petition as a result of the meeting:

Please see attached minutes for items discussed at the drop-in and virtual community meeting. There were several great ideas shared by attendees that the City will explore for the recreation center facility, however at this time no design changes are being made based on the feedback recieved.

Note: In addition to the mailed notices sent to the attached mailing list, the public was invited to attend via social media and the project page on the City website.

Additional sheets may be attached to continue this answer.

Note that in the event the petitioner has not held at least one meeting as required, the petitioner must file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held.



COMMUNITY MEETING

Alfred Benesch & Company, along with the CPL design team, will be hosting an open community forum to discuss an upcoming request to rezone the site of the City of Belmont's existing CityWorks building and proposed Recreation Center to Institutional Campus District (IC-D/CD). This site is currently zoned Business Campus Development (BC-D).

Property Location: 1401 East Catawba Street, further identified as parcel ID# 222095, which is directly across from Kevin Loftin Riverfront Park. (16.72 acres)

The intent of the Institutional Campus Development (IC-D) zone is to allow for the continued and future use, expansion, and new development of academic and religious campuses, as well as government and health-care facilities with a total development size of greater than 15 acres.

MEETING INFORMATION

The purpose of this meeting is to inform neighboring property owners about the nature of the proposal and to seek comments.

Date: Tuesday, September 1, 2020

- **Drop-In Style Plan Review and Feedback**
4:00pm to 6:00pm at TechWorks (52A Ervin St, Belmont, NC 28012)
**Attendees will be required to wear masks and adhere to all social distancing protocols.*

OR

- **Virtual Community Meeting**
6:00pm-7:00pm Tune in via www.cityofbelmont.org/livemeetings
**Instructions for public comment and questions will be made available during the meeting.*

For more information, please contact:

Jon Wood, Alfred Benesch & Company	jwood@benesch.com	704-943-3185
Rachel Nilson, CPL Team	rnilson@cplteam.com	980-275-5892

We look forward to hearing from you!

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BELMONT,NC 28012

FREER TYLER ALEXANDER FREER
MELANIE MCNEESE
1204 E CATAWBA ST
BELMONT,NC 28012

MCCUEN R ALLEN
1600 GAITHER RD
BELMONT,NC 28012

GLAVIN RACHAEL P
210 13TH ST
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WATTS CHRISTOPHER D
9044 FORINGTON LN
GASTONIA,NC 28056

BURCH HEATHER NICOLE
4139 BRICKYARD RD
CHARLOTTE,NC 28214

WELLS CEMETERY
C/O B E WELLS HEIRS
BELMONT,NC 28012

GASTON COLLEGE
C/O RALPH HUDDIN
201 HWY 321 SOUTH
DALLAS,NC 28034

WATTS SAM S WATTS ROBERTA E
1206 E CATAWBA ST
BELMONT,NC 28012

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PO BOX 431
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BUSHA GINA 1/2 & BARNES NICKOLAS L
GUARDIAN 1/2
106 MYRTLE ST
BELMONT,NC 28012

TDHJ LLC
115 NINTH ST
BELMONT,NC 28012

BELMONT CITY OF
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BURKETT ROGER D BURKETT ROBERTA
A
601 TRYON PLACE
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MILLS JULIE M MILLS GREGORY TODD
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TINDOL FAMILY INVESTMENTS LLC
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10311 PAXTON RUN RD
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DEBELL JEROME ALBERT
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BUSH AND JENA CRONIES LLC
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CHARLOTTE,NC 28214

BLACK MOUNTAIN PENLAND PROP LL
430 WHITESIDES RD
CLOVER,SC 29710

TOWNHOMES AT ABERFOYLE OWNERS
ASSOC INC
425 E CATAWBA ST
BELMONT,NC 28012

RIVER RIDGE CONDOMINIUM ASSC
PO BOX 843
BELMONT,NC 28012

ADAM'S BLUFF PROPERTY OWNERS
C/O PROPERTY MATTERS REALTY
PO BOX 158
GASTONIA,NC 28053



Recreation Center Community Meeting Minutes

Drop-In Meeting at TechWorks, 52A Ervin Street (4:00 pm to 6:00 pm)

Summary:

Project Team set up proposed plans and renderings of the Recreation Center for public viewing, along with an elevation of the proposed CityWorks signage conceptual elevation. Guests were asked to sign in upon arrival, and individually interacted with the project team to learn more about the proposed plans for the recreation center site and facility. 15 guests participated in the drop-in Community Meeting.

Public Engagement Questions, Comments, and Responses:

1. Where exactly is this project located?
Project Team pulled up a Google Map to identify exact location in the broader context. The project site was noted to be large green area in front of City Works building.
2. Is the project team aware that this site is a nesting area for geese? This generally occurs in early Spring.
The Project Team was not aware of this, thank you for bringing it to our attention.
3. I have concerns about the safety of children playing in the neighborhood with additional vehicle traffic routing along 9th Street from 13th Street with the construction of this new facility. Is there anything in the current design that addresses this?
The parking lot is proposed to connect with the adjacent parking area in order to allow vehicular traffic to be dispersed onto both 13th Street and the Private Drive instead of solely 13th Street, but does not prevent cars from using 9th Street. We will take this concern into consideration as the project moves forward.
4. Where is the proposed greenway and/or connector trail nearby going to be located? How much clearing is required? Can it be designed to discourage folks from wandering off of the trail into nearby residential property?
The City of Belmont has contracted with ESP on preliminary engineering of the Abbey Creek Greenway and connector trail linking to this property, but design has not yet been finalized. More information on that project is available on our website at www.cityofbelmont.org/abbey-creek-greenway, and will be updated as information becomes available. The City will share this concern with ESP to be addressed in design.



5. What activity is proposed to have the highest volume of people in attendance that would impact traffic activity?
Tournaments are likely to generate the highest number of occupants for the recreation center facility, however, some of the guests may be utilizing travel busses instead of all driving cars to and from the site. A Technical Memorandum was performed by Kimley Horn to address traffic concerns of this proposed development as a part of this project.
6. What is the length of the greenway near this site?
The proposed Abbey Creek Greenway will be approximately 1.2 miles of 10' wide paved trail surface. (greenway website in Question 4)
7. Will running be allowed on the indoor track? What about rollerblading?
The indoor track will be for walking, running and jogging only.
8. Will the proposed mid-block crossing be signalized?
The design of this mid-block crossing is being determined by ESP in conjunction with NCDOT, but it would likely be a pedestrian operated push button system.
9. Where is the greenway connection as a part of this site?
The current plan proposes a connector trail coming down 13th Street and then crossing over Catawba as shown at the crosswalk indicated to Kevin Loftin Park.
10. What will the flooring be at the lobby areas?
Flooring is still to be determined, but will likely be an LVT or stained concrete material.
11. What will the flooring be at the track?
Flooring is still to be determined, but will likely be similar to the gym flooring or an indoor track type of flooring.
12. So it will be a "softer" material? (in reference to Question 11)
Yes, it will not be just concrete.

COMMUNITY MEETING - BELMONT RECREATION CENTER

NAME	STREET ADDRESS	EMAIL (OPTIONAL)
Tiffany Faro	Staff	tfaro tfaro@cityofbelmont.org
Brian Mc Gougle	Staff	Bmcgougle@cityofbelmont.org
Alex Godette	Staff	Agodette@cityofbelmont.org
Heather Burck	1401 East Catawba Street	heatherburck38@yahoo.com
Cynthia McLaughry	Gaston College	mcLaughry.cynthia@gaston.edu
Nathan Wyrce	208 1/2th Street	
Candi Wyrce	"	
Melissa Lockamy	Staff	mlockamy@cityofbelmont.org
Jim Hefferan	CITY COUNCIL	jhefferan@cityofbelmont.org
Mark Kmeel	Whiting - Turner	mark.kmeel@whiting-turner.com
Sam Watts	1206 Catawba St.	buchinwatts4648@aol.com
Lillie Harris	204 Limestone Dr.	LHARRIS1977@aol.com
Miles Warrsaw	517 TAILOR WAY	mwarrsaw@carrollinc.rr.com
Ashia Miller	Staff	

ORGANIZATION: Rezoning Public Meeting TIME: 4-6PM EVENT DATE: 9/1/2020 LOCATION: TrechWorks; Belmont, NC

COMMUNITY MEETING - BELMONT RECREATION CENTER

NAME

STREET ADDRESS

EMAIL (OPTIONAL)

Morgan Stewart

217 Todd Street, Belmont

morgan.r.stewart@gmail.com

Zipp Stover

122 Texler Ave, WTHAIR

zstover@cityofbelmont.org

ORGANIZATION
Rezoning Public Meeting

TIME
4-6PM

EVENT DATE
9/1/2020

LOCATION
Trech Works; Belmont, NC



Recreation Center Community Meeting Minutes

Virtual Presentation (6:00 pm to 7:00 pm)

Summary:

Project Team presented a PowerPoint presentation including plans and renderings of the Recreation Center, along with an elevation of the proposed CityWorks signage conceptual elevation. This meeting was streamed live, and participants were invited to submit questions via Swift for the Project Team to answer during the meeting. 15 guests participated in the virtual Community Meeting.

Public Engagement Questions, Comments, and Responses:

1. What will the roof look like? Could we ever build up another level? Or put a skate park on the roof? ~ Brett (topic came up last week)
CPL shared that the gym portion is sloped metal roof- couldn't add another level on that area, and it would need to be determined upfront for structural reasons. On the other areas of the building, it is planned to be primarily flat roof with some sloped roof as well. There may be an alternate location being explored for the skate park by the City.
2. Will the colors of the walls and floors be accurate to the finished product?
CPL noted that renderings don't show color very well, but exterior colors are proposed to be a combination of brick red for an accent color, white polished block, and other metal panel color to be determined. Interior colors are also to be determined, so they are shown as white for now.
3. Can you speak to the multi-generational aspect of this facility?
CPL noted that what is proposed for programming and space is designed to be as flexible as possible to accommodate kids play area, teen programming, walking track attractive for senior population, gyms are separated in a way to allow for multiple programs by various age groups simultaneously.
4. With this plan do we have any indication of what heating/cooling (utilities) will cost?
CPL noted that information not available at this time, and City staff shared that that information can be made available upon request once it is able to be determined.
5. Is there opportunity for solar panels?
CPL noted that solar panels could potentially be added in the future, but are not on current plans due to cost.



6. Will this be where all parks and rec employees are now?
CPL shared that Parks and Recreation employees will be split partially between this facility and the CityWorks building right on the other side of the parking lot. Staff dedicated to this building will be located in the Recreation Center.
7. Is there an indoor walkway? I heard there might be.
CPL indicated that there will be an elevated track around 2 of the basketball courts inside.
8. How will the construction of this facility be funded?
City staff shared that the Recreation Center is a capital improvement project for the City of Belmont. The City is also seeking some additional grant funding (PARTF) and sponsorships to help fund this project- so if anyone has any sponsorship opportunities for consideration, they are encouraged to contact Zip Stowe.
9. What is the distance of the walkway?
CPL shared that the indoor walking track distance will be 10 or 12 laps for a mile.
10. Will there be indoor speakers for ambient music?
CPL stated that audio is something still to be determined in the final stages of the design.
11. Can we start a fight club or mma classes?
City staff noted they would need more information before making a determination, but Zip Stowe would be happy to speak further about this idea for consideration.
12. Can we do indoor hockey?
City staff noted we should be able to do some of that- assuming this question is referring to field hockey.
13. Will there be a safe place for smaller children to enjoy the facility?
City staff shared that there will be an enclosed play area with play unit that will be able to be viewed from the lobby.
14. Will there be any outdoor fields at this location?
City staff shared that outdoor fields are currently not in this proposal, as most of this remaining site area will be needed for parking.



15. Will you be about to hold concerts inside? What's the capacity for the gym? Where will bleachers be to watch games?
CPL indicated that concerts will be able to be accommodated up to 1000 double, 500 single- a set of fixed bleachers, likely movable bleachers that could be positioned as needed to best suit viewing.
16. Is anyone looking into sports tournaments being hosted here for example from local schools? Will this have a larger capacity than a high school gym?
City staff shared that the City is looking to host tournaments and hopes this will be one of the main sources of revenue from this facility. Tournament examples are basketball, volleyball, and pickleball. CPL noted that the courts are high school sized.
17. Very nice, how exciting!
Thank you!
18. I noticed what looks like an outdoor balcony. I would love to enjoy a drink out there overlooking the river. Will alcohol be allowed for parties or events?
CPL indicated that an outdoor balcony is planned directly off of multipurpose room for parties and events, and there is a plan to allow alcohol specifically for those parties and events in that space.
19. Will this be open for people to sit and use free wifi and just enjoy work overlooking the water?
City staff noted that they should be able to make that accommodation. CPL noted that a drone flight indicates we should have a view of the Riverfront Park, and in wintertime of the river itself. The view will include a lot of greenery that is situated between this site and the river.
20. Will you consider offering a membership for business people to utilize the indoor wifi for balcony access? For example, setting specific days as reserved for working individuals to access the balcony and they pay a membership fee.
City staff shared that this was a great idea, and is definitely something the City will look into.
21. Will the signage be incorporating the new logos I have seen in some places already? Or will it be using the old seal image?
Mosaic Civic Studio noted that the proposed signage will incorporate the new brand into the signage in a cohesive way, and is appropriate for visibility and portraying information at a pedestrian scale.



22. Will the public be given a chance to provide input to the signage? For example, we get to see two or three final options to vote on.
Mosaic Civic Studio is not sure if this will be a public decision, however photorealistic renderings will be provided to the City around mid-October. They are happy to hear any design ideas as the design has not yet been finalized.
23. What is estimated completion if this is able to start on time? The current building that is being worked on at this location seems like it took years for just a facelift.
CPL shared that construction is anticipated to begin early summer 2021, with 14 months planned for construction- finishing up in Summer 2022. A Construction Manager at Risk is already on board, and that is Edifice Construction.
24. Is this two separate buildings? It looks like a separate building in the back.
City staff shared that this site contains 16.72 acres in total and does contain 2 structures, the existing CityWorks building with the proposed recreation center building directly in front. CPL added that the back section of the proposed building contains the court space, and front areas contain offices and activity spaces, but both areas are connected as one overall structure.
25. Will there be any special cups or memorabilia such as stickers or shirts with new City branding?
Mosaic Civic Studio has prelim designs for collateral and dept. logos consistent with new branding, not yet specifically designed any giveaway type items like cups or koozies, but the City may choose to pursue that in the future. City staff agrees adding some of that to this facility is a great idea to be explored.
26. Yes, we want merchandise!!!
Thank you for your feedback!
27. With there be a gym and gym membership option?
This question was not seen or responded to during the live meeting.

Video Recording Link: <https://www.youtube.com/watch?v=ADGD6lQdZk8> (meeting starts around 13:30)

Project Website: www.cityofbelmont.org/recreation-center

Virtual Community Meeting

9/1/2020 6:00pm-7:00pm

Viewing Statistics

Video	Views	Watch time (hours)	Impressions	Impressions click-through rate (%)
Total	13	2.3448	23	34.78

Note: Guests were encouraged to sign in virtually using Swift, however, we did not receive any names to add to a roster for virtual attendees.