



CITY OF BELMONT

PLANNING & ZONING

February 4, 2021

Re: SKPR2020.15– Imperial Mills Sketch Plan Review #1

Dear Imperial Mills development team,

We have reviewed your resubmittal submitted on December 31, 2020 and have identified the following items for your action:

1. **Project Size:** The subject area proposed for development (21 acres) is less than the minimum project size of 40 acres as required in the TN-D district, and does not contain the entire area within PID#126543 (36.33 acres). While Chapter 17 of the LDC does allow for the development of existing non-conforming lots for any uses permitted within the District in which it is located, it also notes that a non-conforming lot shall not be developed if it could be combined with an adjoining lot (owned by the same person). Furthermore, the utilization of only a portion of the existing parcel for development would further contribute to its nonconformity, therefore, development-by-right would require that the plan be expanded to contain the entire land area of PID#126543 currently owned by Belmont Land and Investment Co.
2. **Subdivision of Lots:** Based on the proposed lot subdivisions indicated on the Technical Data Sheet, the development of this project and proposed subdivisions of land would result in five parcels-- four within the proposed development area, and one containing the portion of the site not proposed for development. This would classify this project as a Major Development Plan.
3. **TN-D Site Design/Layout:** The neighborhood shall have an identifiable center and edges, utilizing interconnected street networks that divide the entire area into blocks, streets, and lots. Uses and housing types shall be mixed and in close proximity to one another. Civic building(s) shall have a prominent location on the site. Site layout shall reflect a fully-integrated mixed-use pedestrian-oriented development, with no building further than 660' from a designated open space. Boundary lines shall be included on all site plan sheets. Applicant to confirm if Stowe Branch floodway needs to be contained within water quality conservation easement with Gaston County Floodplain Administrator.
4. **Building Placement:** All buildings must be fully contained within the proposed new lots and comply with applicable setbacks within those lots based on the intended building form. A portion of the proposed commercial building on Mill Street appears to be located within the floodway, which is not permitted. Single-family residential dwelling shall have a relationship with the street on which it is placed.
5. **Architecture:** Buildings should be designed in a way that adheres to the existing pattern of the surrounding neighborhood and meet all requirements outlined in Chapter 4 for each building form type.

6. **Civic Uses:** Per Chapters 2.2 and 4.8, civic uses are intended to serve as public gathering spaces, and include governmental offices/buildings, places of worship, schools/universities, and non-profit or charitable organizations. The civic use gross land use allocation requirement within TN-D is not met by areas designated as common public open spaces with no built improvements or private community amenities such as pools and clubhouses.
7. **Site Access:**
 - a. No new street or entrance is allowed within 100' from an existing corner per NCDOT.
 - b. Entrance to multifamily along McLeod needs to align with entrance to Hawthorne Park Avenue.
 - c. Additional access point needed along McLeod for multi-family units, unless street infrastructure is connected with the multifamily component on the other side of Stowe Branch.
 - d. Staff does not believe the location indicated for SFR dwelling is feasible due to guardrail along Keener and topographic conditions. Applicant is responsible for confirming that a driveway permit for this dwelling is both constructable and allowable at the location indicated by NCDOT.
8. **Streets and Sidewalks:**
 - a. Applicant shall provide a cross-section of all existing and proposed roads and note existing and proposed ROW widths on site plans. If an existing ROW is proposed to be widened to accommodate new development, please note accordingly on plans.
 - b. The current ROW of Hawthorne St will not accommodate parking on both sides. Sidewalks fronting Hawthorne are required to be wider than 5' to accommodate street trees, or be separated from the roadway by a 6' minimum landscape area.
 - c. Streets need to be interconnected between use types.
 - d. Streets shall end in a close, cul-de-sacs only permitted where topographic conditions offer no practical alternative.
 - e. Streets over 500' in length shall be terminated by a public monument, building façade, or gateway to ensuing space.
9. **Parking:**
 - a. One parking space per bedroom is required for the multi-family development along with parking for auxiliary uses (leasing office, clubhouse, etc.), and one space per 250 SF for commercial development.
 - b. Parking calculations for each use type shall be included on the site plans, noting required total and exact numbers of spaces proposed. Parking for each building shall be located fully within the applicable parcel boundaries or adjacent street frontage.
 - c. Off-street parking must be located within the rear of the buildings only, and allow for safe pedestrian travel between vehicles and buildings.
 - d. All on-street parking is required to be parallel, and ROW width must be wide enough to accommodate its inclusion.
 - e. Bike parking is required for all non-residential areas.
 - f. Parking shall meet all requirements of Chapter 9.
10. **Open Space:** Open space on the site shall comply with all requirements outlined in Chapter 7. This area is required to be labeled on plans with total area calculations included and shall be located fully within the applicable parcel boundaries.



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11. **Tree Save and Landscaping:** TN-D development is required to reserve 15% of all qualifying trees identified on the tree inventory as tree-save area. This area must be labeled on the plans and comply with all requirements outlined in Chapter 11. Applicant shall provide a scaled plan with tree-save area identified overlaid on the qualifying tree inventory sheet to confirm that this requirement can be met. A 20' minimum Type A yard buffer is required next to the railroad corridor is required per LDC 11.4.3.A.d.
12. **Infrastructure:** Sidewalk and planting strips will be required along all street frontages where it does not currently exist and/or does not meet our minimum standards. Residential sidewalk shall be 5' minimum, all other sidewalks to be 8' minimum. Applicant will need to look at water supply to ensure it is adequate to serve buildings with height as proposed. Coordination with Duke Energy is required for all development proposed within the power line easement.
13. **Site Conditions:** Property is identified as a brownfield, located along a regulatory floodway, and is within Belmont's protected watershed area. Applicant is responsible for confirming that the development plans as presented will be able to comply with all applicable regulating standards outside of the scope of the Land Development Code.

Please submit a revised sketch plan addressing the comments noted above for further evaluation.

If you have any questions or concerns, you can contact me directly at 704.829.4010 or at tfaro@cityofbelmont.org.

Sincerely,

Tiffany Faro, CZO
Associate Planner