



# CITY OF BELMONT

## PLANNING & ZONING

September 24, 2021

**Re: SKPR2020.15– Imperial Mills Sketch Plan Review #2**

Dear Imperial Mills development team,

We have reviewed your resubmittal submitted on July 30, 2021, and have identified the following items for your action:

1. **Parcel Zoning:** The area within PID#126543 (36.33 acres) is mostly zoned TN-D, it also contains portions of GR and INF-R zoning on the site, and the land uses proposed shall be laid out accordingly. For example, there is commercial/office proposed on tract 6 which is zoned General Residential. This property would need to be rezoned to accommodate the non-residential use and it would need to be TND to count that particular land use in meeting the land use percentages. Furthermore, it is unclear if a non-residential use would be supported at that location based on the adopted comprehensive land use plan.
2. **Subdivision of Lots:** Based on the proposed lot subdivisions indicated on the technical data sheets and area layouts, the development of this project and proposed subdivisions of land would result in 16 parcels (10 residential, 4 commercial, 2 civic). This would classify this project as a Major Development Plan or a conditional zoning.

**TN-D Site Design/Layout:** Please see previous feedback below. Updated plans do not show a fully integrated/ interconnected development, and open space is still not shown or calculated on the plans-see LDC Chapter 5.10 for more information. All land use percentage requirements for TN-D development must be proposed within the existing TN-D zoning area.

*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.*

3. **Building Placement:** A portion of the proposed commercial building on Mill Street appears to be located within the floodway, which is not permitted. Some proposed building uses are not consistent with their underlying zoning and it is unclear if proposed building sites comply with LDC regulations such as landscaping, parking, drive aisles, buffers, setbacks, etc. An accurate SF of each structure and its associated uses shall be noted on plans to confirm compliance.
4. **Architecture:** The images provided are not site-specific, and do not qualify as illustrative elevations.

5. **Civic Uses:** The locations of civic uses proposed are not fully contained within the TN-D zoning area. If the developer is proposing a land donation to the City for civic areas (ie. enhancement of Rodden ballfield after enhancements are completed), they will need to seek support from the Parks and Recreation Citizen Advisory Board to accompany this application, and it would have to be accepted by the city. Please clarify concession building location, including existing property boundary and uses, and how it would interact with recreation fields across a public street.?
6. **Site Access:** The following items noted in the first review letter are still not addressed:
  - a. *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. **This requirement is for drive access, and an easement is not sufficient.***
  - b. *Staff does not believe the location indicated for SFR dwelling is feasible due to the 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. **Confirmation of access by NCDOT has not been provided, and updated use will result in higher traffic and access volumes.***
7. **Streets and Sidewalks:** See previous feedback below. Noting that the developer will meet code requirements is insufficient. Plans must demonstrate capability and intent to do so.
  - 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.*
8. **Parking:** See previous feedback below. Noting that the developer will meet code requirements is insufficient. Plans must demonstrate capability and intent to do so, and calculations must be provided by the developer to confirm that what is shown meets code requirements.
  - 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 the 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.*
9. **Open Space:** See previous feedback below. Noting that the developer will meet code requirements is insufficient. Plans must demonstrate capability and intent to do so. Calculations must be provided by the developer to confirm that what is shown meets code requirements based on the number of bedrooms and density proposed on each residential or mixed-use parcel/tract consistent with the LDC.

*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.*

10. **Tree Save and Landscaping:** See previous feedback below. Noting that the developer will meet code requirements is insufficient. Plans must demonstrate capability and intent to do so, and calculations must be provided by the developer to confirm that what is shown meets code requirements. Applicant shall provide a copy of the full Tree Inventory and Report document to accompany updated/expanded tree inventory maps. This is due at the sketch plan phase.

*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.*

11. **Endangered Species:** The Protected Species Habitat Assessment Report shall be updated to denote the presence of any known endangered species on the entirety of the area proposed for development. This is required as a component of the environmental survey, which is due at sketch plan phase.
12. **Infrastructure:** See previous feedback below. Noting that the developer will meet code requirements is insufficient. Plans must demonstrate capability and intent to do so and coordinate as needed.

*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. **Impervious Area:** Applicant shall ensure that the proposed impervious areas associated with development are consistent with the city's watershed and stormwater requirements. This development is also responsible for stormwater requirements from the Hawthorne neighborhood.
14. **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. All development signs on-site also need to be updated to reflect the new development boundary image and text description. New signs are also required along all additional street frontages now proposed for development.

If you have any questions or concerns, you can contact me directly at 704.829.4010 or at [tfaro@cityofbelmont.org](mailto:tfaro@cityofbelmont.org).

Sincerely,

Tiffany Faro, CZO  
Senior Planner