
REQUEST	Current Zoning: B-1, neighborhood business Proposed Zoning: MUDD-O, mixed use development, optional
LOCATION	Approximately 0.39 acres located on the north side of Central Avenue between St. Julien Street and Westover Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the construction of a four-story building with 36 multi-family units with gated structured parking area on the ground level.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with <i>Central District Plan</i> , which recommends retail. However, the plan also states that many of the existing businesses in the area have aged and redevelopment is likely in the years ahead. The urban, pedestrian-oriented character of the proposed development is consistent with recently constructed multi-family projects located on Central Avenue closer to Center City and supports the goal of developing in a manner that complements a multi-modal transportation system and the future extension of the LYNX Gold Line (streetcar).
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Bewrada LLC; Sarah Edith Long & Heirs Gateway Communities NC, LLC Matthew G. Majors
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6

PLANNING STAFF REVIEW

- **Background**

The rezoning site was downzoned from B-2 (general business) to B-1 (neighborhood business) via rezoning petition 1993-59, a corrective rezoning to support the recommendations contained in the *Central District Plan*.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A four-story building (maximum building height of 60 feet) with up to 36 multi-family units and ground level parking.
- Ground level lobby, mail, and coffee/lounge areas along the building frontage on Central Avenue for use by residents.
- Gallery/display window area along Central Avenue (accessible only by property manager).
- Small scale commercial uses allowed in MUDD (mixed use development), up to 675 square feet.
- Ground level (gated) structured parking area consisting of 36 parking spaces. Bike rack and trash collection area located in the rear of the parking area.
- Walkways on either side of building to provide lighted access from rear of parking area to front of building and public sidewalk along Central Avenue.
- Building elevation providing perspective of proposed building from Central Avenue.
- A central common entry with gathering space.
- All units to have exterior balconies.
- Building materials to include stucco and metal panel cladding.
- Note indicating that side elevations will meet MUDD (mixed use development) minimum requirements for doors, windows, openings, and minimizing blank walls.
- Freestanding and attached lighting will have full cut-off type lighting fixtures and be limited to 20 feet in height.
- Optional request includes:
 - Provision to not provide a loading space as required per Section 9.8507.

- **Existing Zoning and Land Use**

- The rezoning site is currently developed with a one story office building constructed in 1962 and a one story single family residence built in 1925. The site lies just outside of the *Plaza-Central Pedscape Plan* area, and is along the potential future LYNX Gold Line (Streetcar). The rezoning site is surrounded by a mix of residential, retail, office, civic, park, institutional, and warehouse uses on properties zoned R-5 (single family residential), R-22MF (multi-family residential), UR-2(CD) (urban residential, conditional), B-1 (neighborhood business), B-2(CD) (general business, conditional), O-1 (office), O-2 (office), NS (neighborhood services), and MUDD(CD) (mixed use development, conditional).

- **Rezoning History in Area**

- Rezoning petition 2011-078 rezoned approximately 0.91 acres located on the south side of Central Avenue at Westover Street, from R-5 (single family residential) and B-1 (neighborhood business) to NS (neighborhood services) in order to remodel and reconfigure an existing gas station/convenience store, and to bring the overall site into compliance with zoning requirements.
- Rezoning petition 2011-046 rezoned approximately 3.2 acres located along Central Avenue and bounded by The Plaza, McClintock Road, and Nandina Street, in order to allow the redevelopment of the site of an existing 29,736-square foot grocery store. The rezoning from B-2 PED (general business, pedestrian overlay) to B-2 PED-O (general business, pedestrian overly, optional) approved construction of a new building not to exceed 51,000 square feet for a grocery store or any use permitted in the B-2 (general business) district.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends retail on the rezoning site, but also notes that many of the existing businesses in the area have aged and redevelopment is likely in the years ahead. The rezoning site is also located just east of the *Plaza-Central Pedscape Plan* area, and is along the potential future City LYNX Gold Line (Streetcar).
- The request is inconsistent with the *Central District Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** CDOT has the following comments:
 1. In locations where the sidewalk abuts the proposed building, CDOT requests the petitioner increase the proposed sidewalk dimension from 6 feet to 8 feet along the entire site.
 2. CDOT requests the petitioner adjust the proposed security gate pole location. As shown, it does not appear that a parked car door could open completely without hitting the pole.
 - **Vehicle Trip Generation:**
 - Current Zoning: 360 trips per day.
 - Proposed Zoning: 340 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate six students, while the development allowed under the proposed zoning will produce 27 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 21 students.
 - **Charlotte-Mecklenburg Storm Water Services:** Storm Water Services requests that the petitioner remove Note B under Environmental Features in its entirety and replace with the following: "The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance."
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Minimizes impacts to the natural environment by building on an infill lot.

OUTSTANDING ISSUES

- The petitioner should:
 1. Confirm the locations of the buildings on the boundary survey.
 2. Address CDOT and Storm Water Services comments.
 3. Indicate if the "fin" on the building encroaches into the right-of-way.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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