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| REQUEST | Current Zoning: R-5 (single family residential) Proposed Zoning: B-1(PED) (neighborhood business, pedestrian overlay) |
| LOCATION | Approximately 0.094 acres of existing right-of-way for St. Julien Street located between Commonwealth Avenue and Independence Boulevard. (Council District 1 - Kinsey) |
| SUMMARY OF PETITION | The petition proposes to rezone a portion of St. Julien Street, which is currently in the abandonment process, to allow all uses permitted in the B-1(PED) (neighborhood business, pedestrian overlay) district. |
| STAFF RECOMMENDATION | Staff recommends approval of this petition. The petition is consistent with the <i>Plaza Central Pedscape Plan</i> . |
| PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE | City of Charlotte (as the owner of a public street right-of-way) Levine Properties, Inc. Keith MacVean/Jeff Brown, Moore & Van Allen |
| COMMUNITY MEETING | Meeting is not required. |

PLANNING STAFF REVIEW

- **Background**
 - Typically zoning boundaries are drawn to the center of street right-of-ways.
 - St. Julien Street dead ends between Commonwealth Avenue and Independence Boulevard.
 - In this dead end portion, the western half of the right-of-way is zoned B-1(PED) (neighborhood business, pedestrian overlay) and the eastern half is zoned R-5 (single family residential).
 - The dead end street abuts one property to the west and one property to the east.
 - The adjacent property owners have requested abandonment for the dead end portion of right-of-way according to City policies.
 - Typically, when a right-of-way is abandoned, ownership of the property is divided between the property owners on either side.
 - Completion of the abandonment is anticipated for the end of July 2014 and will leave one-half of the former right-of-way zoned B-1(PED) (neighborhood business, pedestrian overlay) and one half zoned R-5 (single family residential). The request will rezone the residential portion to B-1(PED) (neighborhood business, pedestrian overlay) and the full right-of-way will be developed with the adjoining property to the west.
- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
 - The area to be rezoned is currently used as road right-of-way.
 - Properties to the east are zoned R-5 (single family residential) with single family uses. Properties to the north are zoned R-5 (single family residential) and MUDD-O (mixed use development, optional) with single family uses. Properties to the west are zoned B-1(PED) and used for a warehouse and office uses. Independence Boulevard is to the south.
- **Rezoning History in Area**
Recent rezonings approved in the area include:
 - Petition 2011-046 rezoned property located on the southeast corner of the intersection of Central Avenue and The Plaza from B-2(PED) (general business, pedestrian overlay) to B-2(PED-O) (general business, pedestrian overlay, optional) for redevelopment of a grocery store.
 - Petition 2011-069 established zoning to B-2(PED) (general business, pedestrian overlay) for a portion of right-of-way located near the southeast corner of the intersection of Pecan Avenue and Commonwealth Avenue.
 - Petition 2011-078 rezoned property 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) for the remodeling and reconfiguring of an existing gas station/convenience store.

- Petition 2014-005, located on the north side of Central Avenue between St. Julien Street and Westover Street, rezoned property from B-1 (neighborhood business) to MUDD-O (mixed use development, optional) for the construction of a four-story building with 36 multi-family units and ground floor structured parking.
 - **Public Plans and Policies**
 - The *Plaza Central Pedscape Plan* (2003) recommends multi-family, office, and retail uses for the parcel on the west side of the right-of-way.
 - The *Central District Plan* (1993) recommends single family residential at four dwelling units per acre for the parcel on the east side of the right-of-way.
 - The petition is consistent with the adopted land use in the *Plaza Central Pedscape Plan* for the adjoining parcel to the west, with which the site will be developed.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
 - Current Zoning: NA
 - Proposed Zoning: NA
 - **Connectivity:** Not applicable.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** 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*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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