

REQUEST	Current Zoning: B-1 (neighborhood business) Proposed Zoning: MUDD-O (mixed use development – optional)
LOCATION	Approximately 1.02 acres located on the north side of Central Avenue near the intersection of Landis Avenue and Central Avenue. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to reuse an existing building in the Plaza Midwood neighborhood to allow any use in the MUDD (mixed use development).
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Edward W. McLamb Phillip W. McLamb Russell W. Fergusson
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Central District Plan's</i> recommendation for retail uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The site is located on Central Avenue, which is a commercial corridor. • This project proposes to repurpose the existing building for uses allowed in the MUDD (mixed use development) district. • The retail and office uses that would be allowed by MUDD (mixed use development) zoning could provide opportunities for goods and services to the residents of the Plaza Midwood neighborhood. • This section of Central Avenue is evolving from a primarily auto-oriented corridor to a more walkable district, especially near The Plaza. • This petition proposes improvements such as widening the sidewalk along Central Avenue and preservation of existing trees along the street. These commitments will support walkability.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Reuse of an existing 14,000 square foot building with a 2,100 square foot addition to allow uses permitted in the MUDD (mixed use development) district. Uses include office, retail, personal services, EDEEs (eating/drinking/entertainment establishments), and multi-family.
 - The site will require a subsequent rezoning if the existing building is torn down.
 - Future outdoor service area for any use allowed in MUDD (mixed use development) has been designated and may be used for expansion of any seating for outdoor service, and/or entertainment.
 - Internal and on-street parking.
 - Proposed mezzanine/roof terrace addition shall not exceed 50 feet in height.
 - Urban design elements include a new ground level entrance into the existing building, covered exterior patios under the existing roof, and street front façade opened up with storefront windows.
 - Expanding the existing sidewalk fronting Central Avenue along the existing retaining wall to the wall's edge.
 - Preservation of existing green space located along the rear of the site between the building, outdoor service area, and the property line.
 - Installation of a retaining wall and fence to be inset off the rear property line.
 - Three existing Oak trees along Central Avenue to remain, with the addition of two street trees.

- Optional provisions for the following:
 - Elimination of additional parking spaces and waiver of applicable parking requirements if the area identified as “potential future outdoor service area” is used for outdoor service, seating, consumption, and/or entertainment.
 - Allow a minor (one foot, four-inch) encroachment of the existing building into the required 14-foot setback along Central Avenue, allowing the building to remain as is.
 - Allow the existing rock retaining wall and sidewalk to remain on street frontage along Central Avenue by eliminating the required six-foot sidewalk and eight-foot planting strip.
- **Existing Zoning and Land Use**
 - The subject property is partially developed with a warehouse.
 - Abutting properties are used for single family, multi-family, warehouse, retail, office, and park uses in various zoning districts, in R-5 (single family residential), R-22MF (multi-family residential, UR-2(CD) (urban residential, conditional), O-2 (office) and MUDD(CD) (mixed use development, conditional), and B-1 (neighborhood business) zoning.
 - Across Central Avenue properties are developed with retail, office/warehouse, government facility, single family detached dwellings and a park in R-4 (single family residential), R-5 (single family residential), O-1 (office), and NS (neighborhood services) zoning.
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2011-78 rezoned approximately 0.91 acres located on the southwest corner of Central Avenue and Westover Street to NS (neighborhood services) to accommodate a new convenience store facility and the upfit of existing gas pumps.
 - Petition 2014-05 rezoned approximately 0.39 acres located on the north side of Central Avenue between St. Julien Street and Westover Street to MUDD-O (mixed use development, optional) to allow 36 multi-family units.
 - Petition 2015-17 rezoned approximately 0.63 acres located on the northwest corner at the intersection of Hamorton Place and Landis Avenue to UR-2(CD) (urban residential, conditional) to allow six single family detached residential dwellings.
 - Petition 2015-56 rezoned approximately 1.92 acres located on the north side of Central Avenue between Nandina Street and Landis Avenue to MUDD(CD) (mixed use development, conditional) to allow 97 multi-family dwelling units, with up to 7,800 square feet of nonresidential uses.
- **Public Plans and Policies**
 - The *Central District Plan (1993)* recommends retail uses for this site as well as for most other sites along Central Avenue between Louise Avenue and Eastcrest Drive. Central Avenue is envisioned as a neighborhood-oriented commercial district.
 - The petition supports the General Development Policies-Environment by reusing an existing building, thereby minimizing further environmental impacts while accommodating growth.
- **TRANSPORTATION CONSIDERATIONS**
 - This petition reduces the amount of traffic compared to what is allowed by right on the property. The petition will improve walkability in the area by improving the streetscape and on-street parking along the property frontages.
 - **Vehicle Trip Generation:**
Current Zoning: 2,550 (based on existing warehouse and entitled retail shopping center uses)
Proposed Zoning: 250 (based on an eating/drinking/entertainment establishment)

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** No issues.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.

- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

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

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