

REQUEST	Current Zoning: B-1 (neighborhood business) and O-2 (office) Proposed Zoning: MUDD(CD) (mixed use development, conditional)
LOCATION	Approximately 0.535 acres located on the northwest corner at the intersection of Central Avenue and Chatham Avenue (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to redevelop a site located in the Plaza Midwood area to allow up to 12 single family attached dwelling units, at a density of 22.4 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Summerford Properties, LLC The Drakeford Company Anthony Fox & Mac McCarley; Parker, Poe, Adams, and Bernstein
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 19
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be inconsistent with the <i>Central District Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends retail uses. • However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • Residential uses, with appropriate urban design elements, are compatible with the surrounding context and the evolving character of this portion of Central Avenue; and • The inclusion of a live/work unit provides an opportunity for employment and services along a major street and within walking distance of several other businesses and residences; and • Traditional, auto-oriented strip retail uses, as identified by the <i>Central District Plan</i>, are not desirable for future development in this transitioning area and would be less compatible with the adjacent residential uses in the predominantly single family neighborhood; and • The proposed residential use also provides an appropriate transition from Central Avenue to the established neighborhood to the north; and • The subject site is along a future phase of the proposed LYNX Gold Line Streetcar alignment; and • This site's location within ½ mile of the Central Avenue/Plaza Midwood business district places it within walking distance of neighborhood goods and services as well as entertainment opportunities and • The site's location on the proposed streetcar line, as well as the ½ mile walk distance to the business district, is a basis for an increase, from 17 to 23 units per acre, over the density calculated through the <i>General Development Policies'</i> evaluation for locations for higher density residential; <p>By a 5-0 vote of the Zoning Committee (motion by Majeed seconded by Labovitz).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition, as amended with the following modifications:</p> <ol style="list-style-type: none"> 1. Specified the architectural features for units facing Chatham Avenue will have enhanced architectural features for street edge appeal such as changes of depth and material, box bay
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- windows, and wrapping design elements from the Central Avenue elevation.
2. Showed and labeled a partial masonry screen all with landscaping to screen internal parking from Chatham Avenue on the site plan and Chatham Avenue elevation.
 3. Amended site plan to state that units facing Central Avenue shall be raised above the adjacent street sidewalk, and the final grade separation from adjacent street sidewalk to the proposed units will be established during the site permitting process.
 4. Amended the Chatham Avenue elevation to reflect units above grade.
 5. Amended schematic site plan note to state that Building B will have optional four-story maximum rooftop terraces that will all be oriented towards Central Avenue.
 6. Amended schematic site plan note to state that rooftop terraces for Building A will be optional, limited to four stories, and oriented towards Central Avenue.
 7. Amended Note 6A to reflect a six-foot sidewalk and eight-foot planting strip on Central Avenue.
 8. Added a note agreeing to dedicate the future 40 feet of right-of-way from centerline to the City of Charlotte prior to the issuance of the first certificate of occupancy.
 9. Removed on-street parking on Central Avenue.
 10. Removed proposed steps from the 14-foot setback along Central Avenue.
 11. Amended Chatham Avenue elevation to provide door overhangs.

VOTE

Motion/Second: Wiggins / Labovitz
 Yeas: Eschert, Labovitz, Majeed, Sullivan, and Wiggins
 Nays: None
 Absent: Lathrop, Spencer and Watkins
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided an update of the petition noting that all outstanding issues have been addressed. Staff noted that the on-street parking has been removed along Central Avenue, in order to meet the 14-foot setback. A committee member asked if the six-foot sidewalk will be wide enough to accommodate a wheelchair user, with someone walking beside. Staff noted that six feet is a standard sidewalk width.

Staff noted that the petition is inconsistent with the *Central District Plan*, which recommends retail uses. However, the residential use and live/work unit will provide a transition from Central Avenue to the neighborhood behind.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
 (Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 12 single family attached dwelling units limited to four stories and 45 feet in height. Building B (Units seven through twelve) has an option for a rooftop terrace, at a maximum of four stories. All terraces will be oriented towards Central Avenue or a privacy wall will be provided around the terrace. Building A (Units one through six) has an option for rooftop, which will be oriented toward Central Avenue.
- The unit located at the corner of Central Avenue and Chatham Avenue will be built to accommodate a live/work or retail unit with office or retail on the first floor and a residential unit above.
- The side of units facing Chatham Avenue will have enhanced architectural features for street edge appeal, such as changes of depth and material, box bay windows, and wrapping design

elements from the Central elevation.

- Building elevations reflecting views from both streets and the corner of the intersecting streets.
 - Facades and building materials will consist of fiber cement siding, CMU veneer, brick veneer and metal panels, with large windows on all four sides of buildings.
 - Roofing will be comprised of architectural asphalt shingles.
 - An enhanced streetscape with decorative pavement will be provided at the corner of Central Avenue and Chatham Avenue.
 - Site access will be on Chatham Avenue, with an internal alley providing access to units.
 - No garages will be oriented toward a public street.
 - A partial masonry screen wall with landscaping will be provided along Chatham Avenue to screen parking.
 - An eight-foot planting strip and a six-foot sidewalk will be provided along the frontage on Central Avenue.
 - An eight-foot wide landscape buffer containing evergreen trees, with a six-foot high wooden privacy fence will be provided at the rear of the site abutting single family residential zoning.
 - The future 40 feet of right-of-way from the Central Avenue centerline will be dedicated to the City of Charlotte prior to the issuance of the first certificate of occupancy.
- **Public Plans and Policies**
 - The *Central District Plan* (1993), as updated by rezoning petition 1993-059, recommends retail uses.
 - The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 17 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 17 dua
Meeting with Staff	Yes - 1
Sewer and Water Availability	CMUD - 2
Land Use Accessibility	Medium - 2
Connectivity Analysis	Medium High - 4
Road Network Evaluation	No - 0
Design Guidelines	Yes - 4
Other Opportunities or Constraints	NA
Minimum Points Needed: 13	Total Points: 13

- *General Development Policies-Environment* – The petition supports the *General Development Policies-Environment* by redeveloping an existing site in a developed area, thereby minimizing further environmental impacts while accommodating growth.
- **TRANSPORTATION CONSIDERATIONS**
 - This site is at the unsignalized intersection of a major thoroughfare and local street. The current site plan does not conflict with the proposed streetcar alignment on Central Avenue or the potential station location nearby. CDOT has not identified any negative impacts to the transportation facilities in the area.
 - **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 90 trips per day (based on existing 7,500 square foot pool hall).
 Entitlement: 880 trips per day (based on 3,700 square feet of retail and 2,700 square feet of office uses as allowed in the existing zoning districts).
 Proposed Zoning: 102 trips per day (based on 12 single family attached dwelling units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Charlotte Department of Solid Waste Services:** Contact Solid Waste Operations for information regarding truck dimensions and spacing requirements for garbage and recycling services.
- **Charlotte Fire Department:** 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 zero students. Therefore, the net increase in the number of students generated from existing zoning to

proposed zoning is zero students. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Shamrock Gardens Elementary (97%), Eastway Middle (113%) or Garinger High (129%).

- **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** : Charlotte Water has water system availability for the rezoning boundary via existing six-inch water distribution mains located along Chatham Avenue and Central Avenue. Charlotte Water has sewer system availability for the rezoning boundary via existing eight-inch gravity sewer mains located along Chatham Avenue and Central Avenue
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** Development of this site may require submission of an asbestos Notification of Demolition and renovation to Mecklenburg County Air Quality (MCAQ) due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ. Ground Water Services (GWS) records indicate a contamination site(s) exist on or within 1,500 feet of the properties included in the petitions. An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around the contamination sites. No further comments.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327