

REQUEST	Current Zoning: B-1 (neighborhood business) and O-2 (office) Proposed Zoning: MUDD(CD) (mixed use development, conditional)
LOCATION	Approximately 0.55 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 25 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

STAFF RECOMMENDATION	<p>Staff recommends approval upon resolution of outstanding issues regarding site and building design, and transportation.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Central District Plan</i>, which recommends retail uses.</p> <p><u>Rationale for Recommendation</u></p> <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. • 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. • 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. • The proposed residential use also provides an appropriate transition from Central Avenue to the established neighborhood to the north. • The subject site is along a future phase of the proposed LYNX Gold Line Streetcar alignment. • 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. • 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 25 units per acre, over the density calculated through the <i>General Development Policies'</i> evaluation for locations for higher density residential.
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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. Units seven, eight, and nine have an option for a rooftop terrace, at a maximum of four stories. Units ten, eleven, and twelve will be a maximum of three stories, with no rooftop terrace. Units one through five will face Central Avenue will be four stories with a rooftop terrace facing the street.
 - 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.
- Building elevations reflecting views from both streets and the rear.
- Building materials will consist of fiber cement siding, CMU veneer, brick veneer and metal panels, with large windows on all four sides of buildings.
- 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.
- On-street parking to be provided along Central Avenue.
- An eight-foot planting strip and an eight-foot sidewalk will be provided along the frontage on Central Avenue, as well as on-street parking.
- An eight-foot wide landscape buffer with a six-foot high wooden privacy fence will be provided at the rear of the site abutting single family residential zoning.
- **Existing Zoning and Land Use**
 - Petition 1993-59 correctively rezoned a portion of the subject property from B-2 to B-1 as recommended in the Central District Plan to prevent development of more intensive commercial uses along Central Avenue, which would change the character of the corridor and negatively affect adjacent residential neighborhoods. The subject property is currently developed with a pool hall.
 - Adjacent parcels fronting both sides of Central Avenue are zoned B-1 (neighborhood business) and developed with various neighborhood serving office and commercial uses including a barber shop, eating/drinking/entertainment establishments, a medical clinic, pharmacy, a dry cleaner, automotive sales and repair, a child care center and a vacant eating/drinking/eating establishment. The exception is Veteran’s Park, which is located in R-4 (single family residential) zoning.
 - Surrounding properties behind lots fronting both sides of Central Avenue located between Landis Avenue and Morningside Drive contain single family residential, office condominiums, and offices in R-4, R-5 and R-8 (single family residential), UR-2(CD) (urban residential, conditional), R-22MF (multi-family residential), O-2 (office) MUDD(CD) (mixed use development, conditional), and MUDD-O (mixed use development, optional) zoning districts.
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2016-22 rezoned 1.02 acres located on the north side of Central Avenue near the intersection of Landis Avenue and Central Avenue to MUDD-O (mixed use development, optional) to reuse an existing building in the Plaza Midwood neighborhood to allow any use in the MUDD (mixed use development) district.
- **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 does not meet the General Development Policies locational criteria for consideration of over 17 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – over 17 du/a
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: 14	Total Points: 13

- **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. Additionally, the site plan shows on-street parking along the Central Avenue frontage, which is consistent with other recent rezonings on this segment of Central Avenue. 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.

OUTSTANDING ISSUES

Site and Building Design

1. Place the sidewalk at the back of the curb and the planting strip between the units and the sidewalk along Central Avenue to accommodate on-street parking. Additional trees can be placed in the bump outs.
2. Provide detail of the architectural features for units facing Chatham Avenue referenced on Sheet RZ-1 or provide a list from which to choose.
3. Include a masonry wall between three and three-and-a-half feet in height to screen internal parking from Chatham Avenue. Add a note to this effect and state that architectural style shall be similar to building materials and the wall should be screened with additional landscaping.
4. Amend Note 5D under Architectural Standards to state that primary entrances to units should be an average grade of two feet but no more than five feet above sidewalk grade, and the final grade separation from adjacent street sidewalk to the proposed units will be established during the site permitting process.
5. Amend the Chatham Avenue elevation to reflect units above grade, a masonry wall to screen parking, and to provide a more prominent feature above entrances, such as an overhang, sconces, etc.
6. Remove the note showing 40 feet of right-of-way from the centerline of Central Avenue and provide the location of the future back-of-curb.

- Application
- Site Plan
- Locator Map
- 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

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