



Zoning Committee Recommendation

Rezoning Petition 2026-037

September 1, 2026

REQUEST

Current Zoning: NC (Neighborhood Center) and N1-C (Neighborhood 1-C)

Proposed Zoning: CAC-1(EX) (Community Activity Center 1, exception) and N2-C(CD) (Neighborhood 2-C, conditional).

LOCATION

Approximately 0.88 acres located west of Beatties Ford Road, south of Sanders Avenue, and east of Campus Street. (Council District 2 - Graham)

PETITIONER

Historical Excelsior, Inc.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the goals and policies of the *West Inner Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The majority of the petition is in alignment with the *2040 Policy Map* recommendation for the Neighborhood Center Place Type. A portion of the petition is not in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type but meets Minor Map Amendment Criteria for a change to the Neighborhood Center Place Type. However, a portion of the site does not meet Minor Map Amendment Criteria for a change to the Neighborhood 2 Place Type.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- While a portion of the site area is not in alignment with the *2040 Policy Map* designation of the Neighborhood Center and Neighborhood 1 Place Types, the proposed plan is consistent with the goals and policies of the *West Inner Community Area Plan*.
- The petition advances the goals of the *2040 Comprehensive Plan* and the *West Inner Community Area Plan* by proposing reconstruction of the original Excelsior Club, a significant historic landmark for the

neighborhood and the city. Reestablishing the historical use creates a community gathering space that may include a live performance venue, nightclub, restaurant/bar, and community center.

- The petition proposes a mixed use building oriented towards the street creating a pedestrian friendly environment. It commits to a maximum height of 40 feet, which is half the 80-foot height permitted in CAC-1 zoning district, better aligning with the intent and vision of the Neighborhood Activity Center Place Type.
- The site is located along the proposed CityLYNX Gold Line Phase 3 extension a future Gold Line Route. The petition commits to improving the pedestrian network by rebuilding a nearby ramp to meet ADA standards, consistent with the Neighborhood Activity Center Place Type.
- The petition enhances open space by increasing the required on-site open space from 10% to 15% and providing at least 5% publicly accessible open space, improving community access to the site.
- The petitioner will also replace the existing Washington Heights neighborhood identification sign with a new sign along Beatties Ford Road.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by increasing non-residential uses in the community that may include live performance venue, nightclub, restaurant/bar, community center and other uses, which could serve as access to amenities to the surrounding communities.
 - 9: Retain Our Identity & Charm may be facilitated by re-creating a replica of the original Excelsior Club, a significant historic landmark. The petition also includes coordination with the Historic Landmark Commission on the project and commits to working with the Washington Heights community to install a new neighborhood identification sign that recognizes the community's historic character.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 and the Neighborhood Center Place Types for a portion of the site.

Motion/Second: Gaston / Neeley

Yeas: Gaston, Neeley, Blumenthal, Russell, Millen, and Welton

Nays: None

Absent: Stuart

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *West Inner Community Area Plan*.

Commissioner Gaston asked whether the plan specifies a set number of parking spaces. Staff stated that while the plan does not list a specific number, individual parking spaces are shown on the site plan. Staff noted that the proposed number of spaces exceeds what is typically allowed in the CAC-1 zoning district. Staff explained that CAC-1 falls under Tier 2 parking standards, which include both minimum and maximum parking requirements. Staff further clarified that recent North Carolina legislation has eliminated minimum off-street parking requirements, but maximums still apply. One of the requested Exceptions (EX) is to exceed the maximum number of permitted parking spaces in the CAC-1 district.

Commissioner Russell asked for clarification regarding open space requirements and terminology used on the plan, including "potential open space," "public open space," and "required open space." Staff explained that "open space" is a broad term used in the Unified Development Ordinance (UDO) that encompasses multiple requirements. Under CAC-1 zoning, a defined percentage of the site must be preserved as open space, and a portion of that must be publicly accessible.

Staff stated that the rezoning proposal exceeds the minimum open space requirements in both total amount and in the percentage dedicated to be publicly accessible. Commissioner Russell believes that it is important to ensure that open space is publicly accessible. Staff stated that all open space will comply with UDO regulations, and the proposal simply increases the amount provided.

There was no further discussion of this petition.

PLANNER

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