

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Jacob Norris

Rezoning Petition No. 2018-086

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on August 15, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, August 29th at 6:00 p.m. at the rezoning property location, 1212 The Plaza, Charlotte, North Carolina 28205.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Jacob Norris and Andrew Rowe, as well as by Petitioner's agents, Collin Brown and Brittany Lins with K&L Gates. Councilman Larken Egleston was also in attendance as the City Council representative for this district.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation attached hereto as Exhibit D. The attendees were given an opportunity to tour the existing buildings before and after the presentation was given.

Mr. Brown began the presentation by explaining that the meeting attendees are standing in one of the existing buildings on the rezoning property, which the Petitioner intends to renovate for adaptive reuse, most likely for a food and beverage concept. The Petitioner proposes to keep both existing structures. Mr. Brown emphasized that the parcel is triangular property, which creates difficulty in developing the site. Mr. Brown explained that the Petitioner also must take many other factors into account, including the desires of the property owner, the City, market realities, transportation requirements, and concerns of adjacent property owners.

Mr. Brown continued by explaining the current zoning at the property is the B-2 (business) zoning district, which currently allows most commercial uses, including restaurant and bar uses. Additionally, the Plaza-Central Pedscape Plan recommends retail mixed-use, including retail, office and multi-family

residential development. The Plan focuses on protecting the human scale and fabric of the neighborhood and emphasizes the desire to preserve existing historic retail space and building forms.

Mr. Brown then gave a brief overview of the rezoning process generally and explained that the Petitioner is proposing a conditional rezoning with a site-specific rezoning plan. The Petitioner is currently requesting the MUDD-O (Mixed Use Development - Optional) zoning district to take advantage of optional provisions that deviate from the typical zoning ordinance in order to make adaptive reuse of the existing buildings more feasible. The Petitioner is requesting a deviation from the City's typical streetscape standards in order to preserve the existing sidewalk, planting strip, and on-street parking. This allows the developer to preserve the large maturing existing trees while providing an inviting pedestrian experience along the site's frontages and continuing to provide parallel parking spaces in front of the site. The Petitioner is not requesting a rezoning to allow for any uses that are not allowed under the property's current zoning; rather, the Petitioner is requesting the MUDD-O zoning district in order to take advantage of lower parking requirements given the limited amount of parking availability at the site. The Petitioner believes that the Plaza Midwood area can support commercial uses without substantial parking commitments. The Petitioner believes (and initial community feedback reflects) that limited parking and preservation of buildings is preferable to demolishing one of the existing buildings to provide a surface parking lot.

Mr. Brown then turned the presentation over to the developers to show some potential conceptual renderings of the adaptive reuse buildings. These renderings demonstrate the developers vision but are not intended to be included as part of the conditional rezoning plan. Mr. Jacob Norris explained that his company purchased the property approximately three years ago with the intent of preserving the buildings for reuse. The conceptual renderings demonstrate the vision of meaningful outdoor spaces with an active plaza area.

Mr. Brown stated that initial community and council member feedback appears supportive of the Petitioner's goal to preserve the existing buildings and streetscape. The earliest potential public hearing date is October 15th, with a potential City Council decision on November 19th.

The meeting presentation concluded at approximately 6:30 p.m. and the Petitioner's agents continued to have discussions with community members until approximately 7:00 p.m. and departed shortly thereafter.

Respectfully submitted, this 10th day of September, 2018.

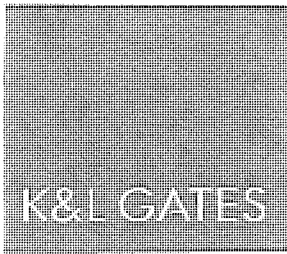
cc: Sonja S. Sanders, Charlotte-Mecklenburg Planning Department

Exhibit A

2018-086	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-086	Advent Coworking	Kevin	Giriunas	1925 Chatham Ave.		Charlotte	NC	28205
2018-086	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2018-086	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2018-086	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2018-086	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2018-086	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2018-086	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2018-086	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2018-086	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2018-086	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2018-086	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2018-086	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2018-086	Commonwealth-Morningside Neighborhood Association	Allen	Nelson	1509 Ivey Dr		Charlotte	NC	28205
2018-086	Commonwealth-Morningside Neighborhood Association	Jeannie	Fennell	1513 Ivey Dr		Charlotte	NC	28205
2018-086	Commonwealth-Morningside Neighborhood Association	Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC	28205
2018-086	Commonwealth-Morningside Neighborhood Association	Shane A.	Johnson	1308 Morningside Dr		Charlotte	NC	28205
2018-086	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2018-086	Elizabeth	David	Wolfe	316 Cameron Avenue		Charlotte	NC	28204
2018-086	Elizabeth Community Association	Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2018-086	Elizabeth Community Association	Claire	Short	2300 Greenway Ave		Charlotte	NC	28204
2018-086	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2018-086	Elizabeth Community Association	Melanie	Sizemore	2309 Vail Av		Charlotte	NC	28207
2018-086	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2018-086	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2018-086	Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205
2018-086	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2018-086	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2018-086	Plaza Midwood	Maggie	Bean	1713 Truman Road		Charlotte	NC	28205
2018-086	Plaza Midwood Merchants Association	Lesia	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2018-086	Plaza Midwood Neighborhood Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205
2018-086	Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC	28204
2018-086	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2018-086	Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr		Charlotte	NC	28204
2018-086	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza		Charlotte	NC	28205
2018-086	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205
2018-086	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205

2018-086	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIAS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-086	08117612	GOLDEN TRIANGLE #7 COMMONWEALTH LLC				PO BOX 2439		MATTHEWS	NC	28106
2018-086	08117613	WP COMMONWEALTH LLC				4064 COLONY RD STE 430		CHARLOTTE	NC	28211
2018-086	08117625	C & M PROPERTIES OF CHARLOTTE LLC				PO BOX 1624		MATTHEWS	NC	28106
2018-086	08117626	BARWICK & ASSOCIATES LLC				704 E BLVD STE 100		CHARLOTTE	NC	28203
2018-086	08117627	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2018-086	08117628	RICSAN HOLDINGS LLC				1217 THE PLAZA		CHARLOTTE	NC	28205
2018-086	08117629	BARWICK & ASSOCIATES LLC				704 E BLVD STE 100		CHARLOTTE	NC	28203
2018-086	08117630	PERRY BROTHERS INVESTMENTS LLC				6121 DEVERON DR		CHARLOTTE	NC	28211
2018-086	08117631	PERRY BROTHERS INVESTMENTS LLC				6121 DEVERON DR		CHARLOTTE	NC	28211
2018-086	08117634	WELLS FARGO BANK				301 S TRYON ST		CHARLOTTE	NC	28202
2018-086	08117637	THOMAS STREET PROP LLC				2020 MANDARIN BV		CHARLOTTE	NC	28205
2018-086	08117638	DRUM	H SHELTON			PO BOX 9181		CHARLOTTE	NC	28299
2018-086	12901102	HTP PLAZA LLC				701 CRESTDALE RD		MATTHEWS	NC	28105
2018-086	12901201	THE 1212 PLAZA PROPERTIES LLC				1355 GREENWOOD CLIFF SUITE 300		CHARLOTTE	NC	28204
2018-086	12901202	ONE THOUSAND TWO HUNDRED & EIGHT THE PLAZA LLC				PO BOX 9086		CHARLOTTE	NC	28299
2018-086	12901203	BELK RENTALS LLC				951 SAINT JOHN CHURCH RD		CONCORD	NC	28025
2018-086	12901204	CLHC LLC				PO BOX 33218		CHARLOTTE	NC	28233
2018-086	12901205	COMMONWEALTH AVENUE LLC				PO BOX 5510		CHARLOTTE	NC	28299
2018-086	12901206	GOLDEN TRIANGLE #7-COMMONWEALTH LLC				PO BOX 2439	ATTN: LEVINE PROPERTIES INC	MATTHEWS	NC	28106
2018-086	12901207	GOLDEN TRIANGLE #7-COMMONWEALTH LLC				8514 MCALPINE PAKR DR STE 190		CHARLOTTE	NC	28211
2018-086	12901214	GOLDEN TRIANGLE #7-COMMONWEALTH LLC				C/O LEVINE PROPERTIES INC	PO BOX 2439	MATTHEWS	NC	28106
2018-086	12901215	LEE	HAK JAE	IN SOON	LEE	944 EVIAN LN		MATTHEWS	NC	28105
2018-086	12901219	MCLAUGHLIN	MARY M TRUSTEE		MARY MCLAUGHLIN REVOC TRUST	2116 MCCLINTOCK RD #111		CHARLOTTE	NC	28205
2018-086	12901220	FOSTER	LEROY L			9715 SUNSET GROVE DR		HUNTERSVILLE	NC	28078
2018-086	12901221	J DAR LP				1376 BIRDSONG PL		THE VILLAGES	FL	32163
2018-086	12901222	MADONIA	THERESA M			2116 MCCLINTOCK RD UNIT 114		CHARLOTTE	NC	28205
2018-086	12901223	BAEZ	ALEXANDRIA E			2116-121 MCCLINTOCK RD		CHARLOTTE	NC	28205
2018-086	12901224	TEIXEIRA	DANNY			2116 MCCLINTOCK RD UNIT 122		CHARLOTTE	NC	28205
2018-086	12901225	THE ZEGLEY FAMILY	TRUST	CHRISTOPHER S	ZEGLEY	26136 FINCHE DR		RAPIDAN	VA	22733
2018-086	12901226	CARABALLO	WENDI L			3229 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2018-086	12901227	STICCA	JOSEPH			2116 MCCLINTOCK RD UNIT 131		CHARLOTTE	NC	28205
2018-086	12901228	GANT	TYLER J			2116 MCCLINTOCK RD #132		CHARLOTTE	NC	28205
2018-086	12901229	PITTMAN	ZACHARY P	MALLORY B	PITTMAN	2739 FORT ST		CHARLOTTE	NC	28205
2018-086	12901230	MCKIEVER	THOMAS M	FRANCIS	MCKIEVER	2116 MCCLINTOCK RD #134		CHARLOTTE	NC	28205
2018-086	12901231	DEVENNEY	CHARLES FRANCIS III			2116 MCCLINTOCK RD UNIT 211		CHARLOTTE	NC	28205
2018-086	12901232	PETRUTZ	JULIANNE	ADRIANO	PETRUTZ	2116 MCCLINTOCK RD UNIT 212		CHARLOTTE	NC	28205
2018-086	12901233	ADEN	JEFFRY S			2116 MCCLINTOCK RD UNIT 213		CHARLOTTE	NC	28205
2018-086	12901234	BISHA	TRACY L			2116 MCCLINTOCK RD #214		CHARLOTTE	NC	28205
2018-086	12901235	AGAJANIAN	JACOB			405 SOUTH IRVING BLVD		LOS ANGELES	CA	90020
2018-086	12901236	CLEVENGER	R BRENT III			2116 MCCLINTOCK RD UNIT 222		CHARLOTTE	NC	28205
2018-086	12901237	ARISTOTLE PROPERTIES LLC				1509 MARYLAND AVE		CHARLOTTE	NC	28209
2018-086	12901238	PARK	EMMA M			2116 MCCINTOCK RD UNIT 224		CHARLOTTE	NC	28205
2018-086	12901239	CLARK	COLIN G			2116 MCCLINTOCK RD #231		CHARLOTTE	NC	28205
2018-086	12901240	RICHARD	JOSHUA JAMES	ALISA KAYE	GIBSON	2116 MCCLINTOCK RD UNIT 232		CHARLOTTE	NC	28205
2018-086	12901241	BRAUN	PATRYK			2116 MCCLINTOCK RD UNIT 233		CHARLOTTE	NC	28205
2018-086	12901242	ROBARCHEK	PEGGY B			2116 MCCLINTOCK RD UNIT 234		CHARLOTTE	NC	28205
2018-086	12901301	CHARLOTTE FIRE DEPARTMENT	CREDIT UNION			2100 COMMON WEALTH		CHARLOTTE	NC	28205

Exhibit B



August 15, 2018

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Wednesday, August 29th at 6:00 p.m.
Location: 1212 The Plaza
Charlotte, NC 28205
Petitioner: The 1212 Plaza Properties, LLC
Petition No.: 2018-086

Dear Charlotte Resident,

We represent The 1212 Plaza Properties, LLC (the "Petitioner") in its plans to redevelop an approximately 0.3-acre property located at 1212 The Plaza, on the southeast corner of the intersection of the Plaza and McClintock Road (the "Property"). The Petitioner requests a rezoning from the B-2 zoning district to the MUDD-O zoning district in order to accommodate its preservation of the existing building and adaptive re-use development plans.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, August 29th at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Collin W. Brown', written over a horizontal line.

Collin W. Brown

cc: Sonja S. Sanders, Charlotte-Mecklenburg Planning Staff
Larken Egleston, Charlotte City Council

Exhibit C

6:00 PM

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

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Exhibit D



K&L GATES

Official Community Meeting

The 1212 Plaza Properties LLC / Plaza Midwood Rezoning

August 29, 2018

AGENDA

- **Introductions**
- **Property Location**
- **Development Considerations**
- **Current Zoning**
- **Land Use Plan**
- **Proposed Zoning**
- **Community Priorities**
- **Timeline**
- **Discussion**

Petitioner: Jacob Norris
The 1212 Plaza Properties, LLC



Jacob Norris

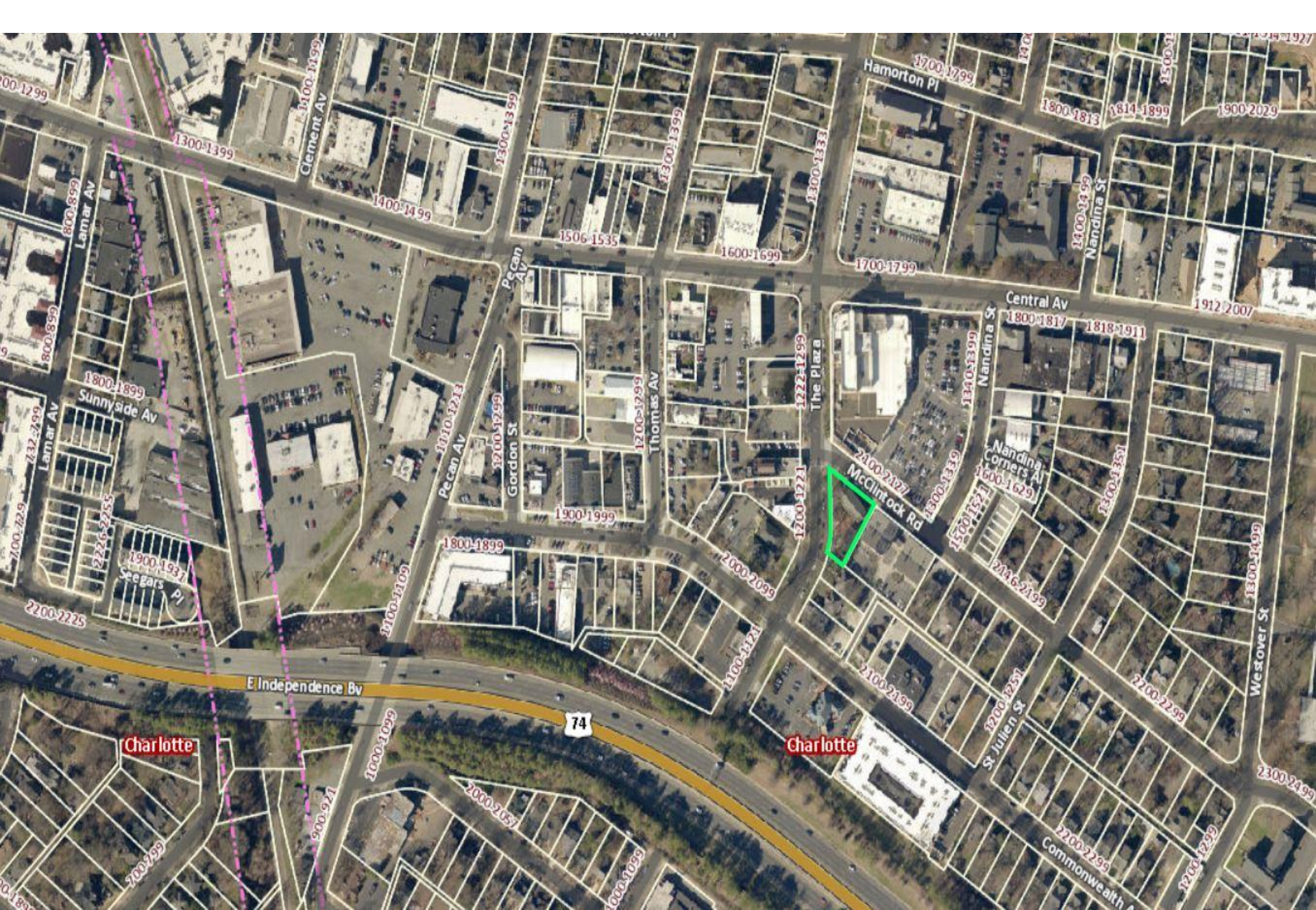
Andrew Rowe

K&L | GATES

Collin Brown & Brittany Lins

The background of the slide is a vibrant blue with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a sparkling, underwater-like texture.

Property Location









Google



The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title.

Considerations

DEVELOPMENT CONSIDERATIONS

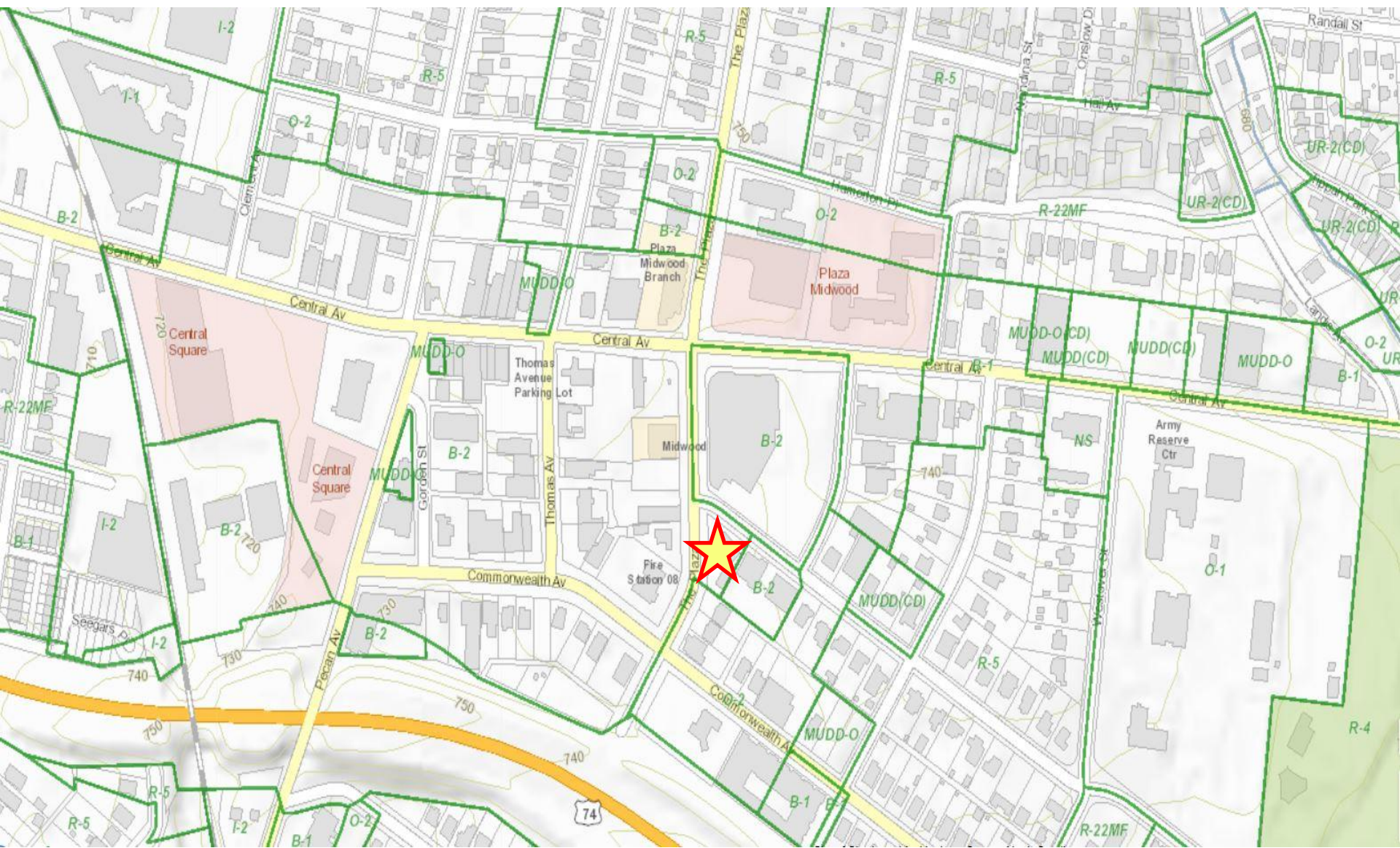
- Property Owner Requirements
- Existing Zoning
- Natural / Environmental Constraints
- Access / Transportation Requirements
- Adjacent / Transportation Requirements
- Adjacent Owner Concerns
- Ordinance / Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Adjacent Uses
- Community Concerns
- Market Realities



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Current Zoning

Current Zoning: B-2



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Adopted Area Plan



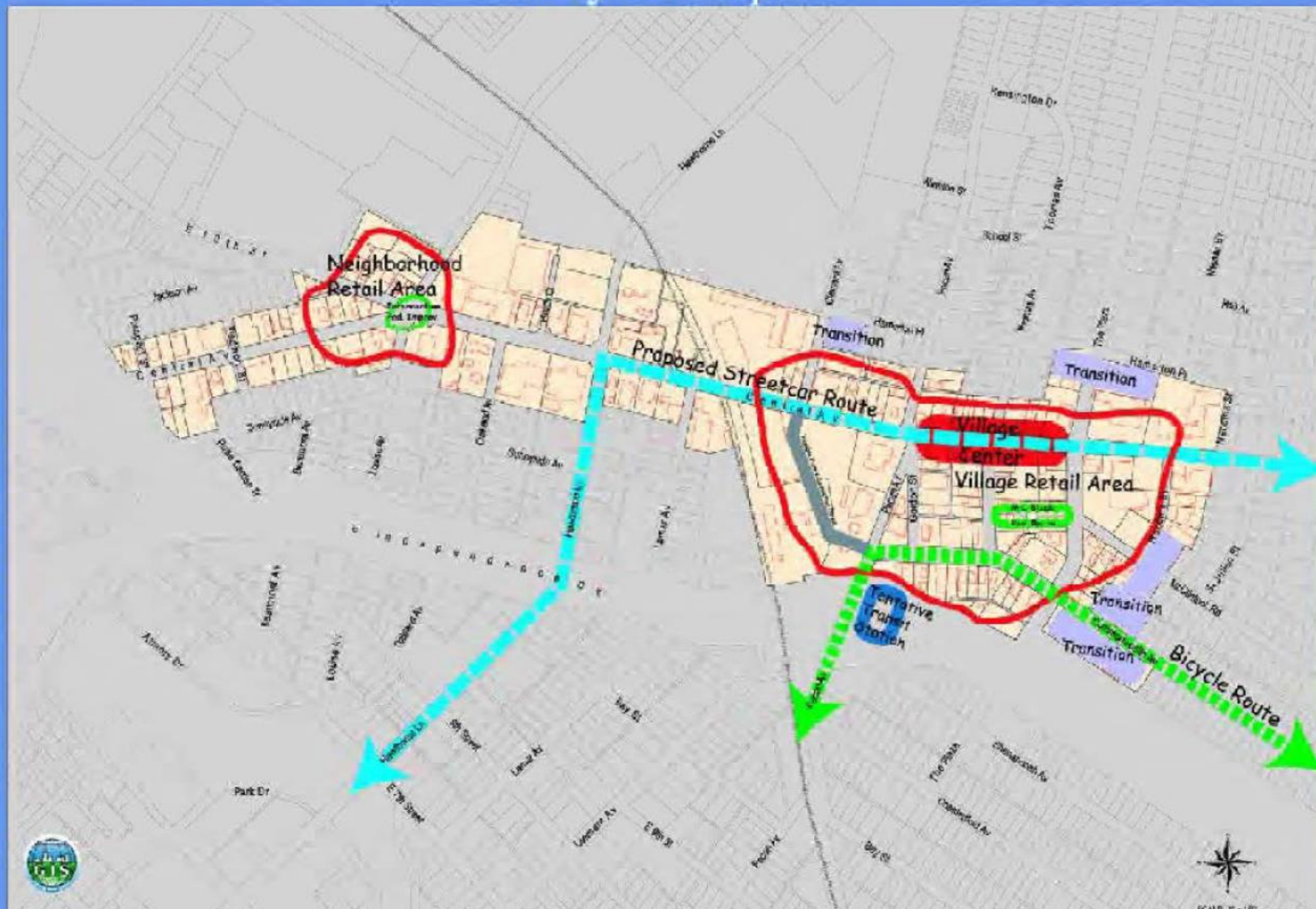
PLAZA-CENTRAL PEDSCAPE PLAN



CHARLOTTE

Charlotte-Mecklenburg Planning Commission
Adopted by Charlotte City Council November 10, 2003
Amended by Charlotte City Council January 24, 2011

Plaza Central Pedscape Plan Key Concepts



Map 5

Plaza Central Pedscape Plan Recommended Land Use



Part III: VISION PLAN & RECOMMENDATIONS

1. Plan Development Process

The Pedscape Plan is a follow-up from the 1998 Plaza Central Revitalization Study. During this study process, a series of design charrettes led by outside consultants included residents, property owners, business owners, and developers, and an interdepartmental team of City staff. The study resulted in a new vision for the Plaza-Central area in keeping with the existing traditional city block pattern. Beginning in fall 2002, additional public meetings were held to flesh out the specifics of the Pedscape Plan.

2. Vision for the District

The overall vision for the area is to create a vibrant mixed use district, primarily serving the neighborhoods surrounding the Plaza-Central District, and to become a model of realizing a historic way of living while protecting what is special about the area.

The approach to the vision is:

- *New development* in this area *should not destroy* or detract from the human scale and fabric of the area
- Specifically, existing *historic retail space and building forms* along Central Avenue should be protected.
- *Non-historical* and inefficient properties on the perimeter should be enhanced by *redevelopment* and re-merchandising to create vibrant retail streets.

The following elements further articulate the vision for the corridor:

- *Trees and pedestrian activity* will define the corridor.
- *Aesthetic improvements and new amenities* will enhance the pedestrian environment.
- *A range of transportation choices* and safe environment for pedestrians will result from slow-moving cars, on-street parking spaces, provisions for cyclists, streetcar stops, and a rapid transit station.
- *Outdoor commercial activity* such as sidewalk cafes and merchandising will be a defining element of the retail section of the district.
- *A variety of pedestrian oriented building types* will honor the historic fabric. Entrances will be from sidewalks rather than from parking lots. Existing historic buildings will be preserved. New development will include low-rise and mid-rise buildings, higher-density housing, and street-level stores.



Private investment in revitalizing an existing building on Pecan Avenue

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title text.

Conditional Zoning

How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

** Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.*

*** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.*

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title text.

Proposed Rezoning

Proposed Zoning : MUDD-O

Section 9.8508. Mixed Use Development District (Optional); purpose.

The Mixed Use Development District (MUDD) establishes minimum standards for design and development in the uptown area. Those standards, however, might not at all times be appropriate to the particular development. Also, there might be unforeseen circumstances that the MUDD regulations do not address which impede appropriate site development.

MUDD-Optional is an alternative process that addresses new development concepts, innovative design, special problems, public/private ventures, and other unique circumstances that MUDD cannot accommodate. The MUDD standards, however, shall be guidelines for the development of MUDD-O rezoning petitions. The Board of Adjustment shall not have jurisdiction to grant variances from the MUDD design standards.

EXISTING HARRIS TEETER
PID#129-01-102
ZONED: B-2
EXISTING LAND USE: COMMERCIAL GROCERY STORE



VICINITY MAP

NOT TO SCALE

EXISTING ON-STREET PARKING CORNER RESTRICTION (NO PARKING FROM SIGN BACK TO INTERSECTION WITH THE PLAZA) SIGN MOUNTED ON THE EXISTING UTILITY POLE.

EXISTING ON-STREET (SPACE AVAILABLE FOR 4 CARS).

EXISTING HARRIS TEETER DRIVEWAY (TYP.)

EXISTING CREPE MYRTLE

EXISTING BUILDING FOOTPRINT (TYP.)

16' SETBACK FROM BACK OF EXISTING CURB.

RECENTLY INSTALLED STREET TREES.

EXISTING SHRUBS (TYP.)

EXISTING WINDOW (TYP.)

EXISTING DELIVERY/RECEIVING VEHICULAR ACCESS

EXISTING ON-STREET PARKING CONTIGUOUS

MASONRY ENCLOSURE FOR ROLL-OUT TRASH CONTAINERS.

CORNER OF EXISTING MULTI-FAMILY BLDG. FOOTPRINT

BOTH THE 1ST STORY AND BASEMENT OF BLDG #2 SHALL BE USED AS EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (TYPE 1 OR TYPE 2).

RECEIVING AREA

RECENTLY CONSTRUCTED ADA ROUTE ELEMENTS (RAMPS, DECK, STAIRS, RAILINGS, ETC.), INCLUDING OUTDOOR SEATING.

UNIT SHOWN IN FILE 155, PAGE 1

UNIT 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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SITE ANALYSIS

SITE AREA	13,107 SF (0.3009 ACRES)
TAX PARCEL NUMBER	12901201
EXISTING ZONING	B-2 & PED OVERLAY
PROPOSED ZONING	MUDD-O
EXISTING USE	COMMERCIAL RETAIL
PROPOSED USE	RESTAURANT (TYPE 2)
EXISTING BUILDING #1 AREA	1,981 SF
EXISTING BUILDING #2 AREA	5,500 SF
TOTAL EXISTING BUILDING AREA	7,481 SF
FLOOR AREA RATIO (FAR)	0.57
PARKING (SEE PARKING CALCULATIONS TABLE)	
PROPOSED OPEN SPACE	75 SF

SCALE: 1" = 20'

PARKING CALCULATIONS

LISTED BY BUILDING AND/OR USE	USE. SIZE	# OF SPACES REQUIRED	# OF SPACES PROVIDED
PARKING FOR BLDG #1 RESTAURANT (1/600)	1,981 SF	3.3 SPACES	
PARKING FOR BLDG #2 RESTAURANT (1/600)	5,500 SF	9.2 SPACES	
PARKING FOR OUTDOOR SEATING (1/600)	1,550 SF	2.6 SPACES	
TOTALS =	9,031 SF	16 SPACES	
25% PARKING REDUCTION*		4 SPACE	
	9,031 SF	12 SPACES	12 SPACES

* 25% PARKING REDUCTION APPLIED DUE TO PROXIMITY OF
PUBLIC PARKING ON THOMAS AVE.

Part III: VISION PLAN & RECOMMENDATIONS

1. Plan Development Process

The Pedscape Plan is a follow-up from the 1998 Plaza Central Revitalization Study. During this study process, a series of design charrettes led by outside consultants included residents, property owners, business owners, and developers, and an interdepartmental team of City staff. The study resulted in a new vision for the Plaza-Central area in keeping with the existing traditional city block pattern. Beginning in fall 2002, additional public meetings were held to flesh out the specifics of the Pedscape Plan.

2. Vision for the District

The overall vision for the area is to create a vibrant mixed use district, primarily serving the neighborhoods surrounding the Plaza-Central District, and to become a model of realizing a historic way of living while protecting what is special about the area.

The approach to the vision is:

- *New development* in this area *should not destroy* or detract from the human scale and fabric of the area
- Specifically, existing *historic retail space and building forms* along Central Avenue should be protected.
- *Non-historical* and inefficient properties on the perimeter should be enhanced by *redevelopment* and re-merchandising to create vibrant retail streets.

The following elements further articulate the vision for the corridor:

- *Trees and pedestrian activity* will define the corridor.
- *Aesthetic improvements and new amenities* will enhance the pedestrian environment.
- *A range of transportation choices* and safe environment for pedestrians will result from slow-moving cars, on-street parking spaces, provisions for cyclists, streetcar stops, and a rapid transit station.
- *Outdoor commercial activity* such as sidewalk cafes and merchandising will be a defining element of the retail section of the district.
- *A variety of pedestrian oriented building types* will honor the historic fabric. Entrances will be from sidewalks rather than from parking lots. Existing historic buildings will be preserved. New development will include low-rise and mid-rise buildings, higher-density housing, and street-level stores.



Private investment in revitalizing an existing building on Pecan Avenue

EXISTING HARRIS TEETER
PID#129-01-102
ZONED: B-2
EXISTING LAND USE: COMMERCIAL GROCERY STORE



VICINITY MAP

NOT TO SCALE

EXISTING ON-STREET PARKING CORNER RESTRICTION (NO PARKING FROM SIGN BACK TO INTERSECTION WITH THE PLAZA) SIGN MOUNTED ON THE EXISTING UTILITY POLE.

EXISTING ON-STREET (SPACE AVAILABLE FOR 4 CARS).

EXISTING HARRIS TEETER DRIVEWAY (TYP.)

EXISTING CREPE MYRTLE

EXISTING BUILDING FOOTPRINT (TYP.)

16' SETBACK FROM BACK OF EXISTING CURB.

RECENTLY INSTALLED STREET TREES.

EXISTING SHRUBS (TYP.)

EXISTING WINDOW (TYP.)

EXISTING DELIVERY/RECEIVING VEHICULAR ACCESS

EXISTING ON-STREET PARKING CONTIGUOUS

MASONRY ENCLOSURE FOR ROLL-OUT TRASH CONTAINERS.

CORNER OF EXISTING MULTI-FAMILY BLDG. FOOTPRINT

BOTH THE 1ST STORY AND BASEMENT OF BLDG #2 SHALL BE USED AS EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (TYPE 1 OR TYPE 2).

RECEIVING AREA

RECENTLY CONSTRUCTED ADA ROUTE ELEMENTS (RAMPS, DECK, STAIRS, RAILINGS, ETC.), INCLUDING OUTDOOR SEATING.

UNIT ORIGINALLY FILED AS PAGE 1

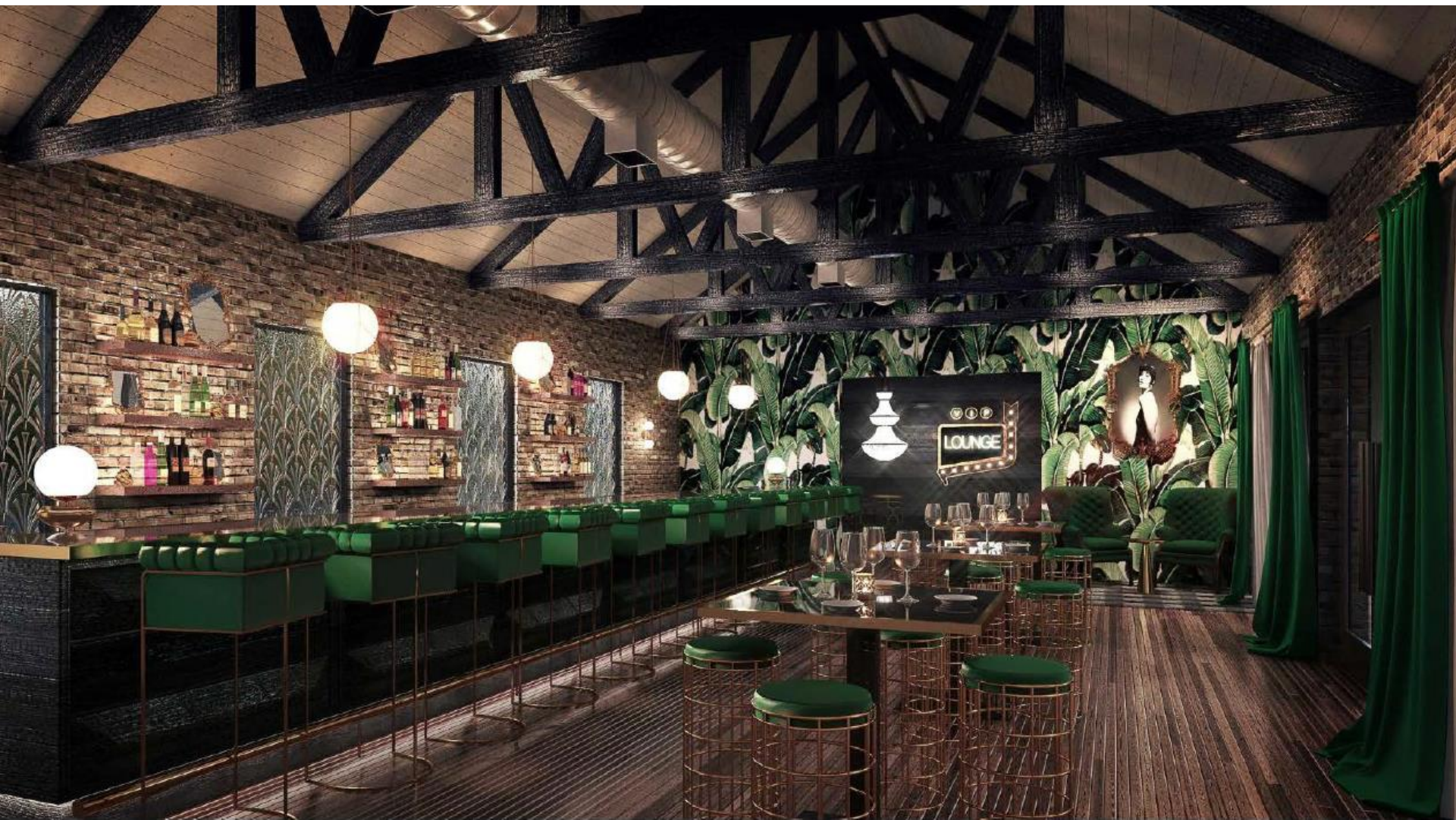
UNIT 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of blue and white. A solid orange horizontal band runs across the middle of the slide, serving as a backdrop for the title.

Concepts











The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band runs across the middle of the slide, serving as a backdrop for the title text.

Community Priorities

The image features a bokeh background with out-of-focus light spots in shades of blue and white. A solid orange horizontal band is positioned in the middle, serving as a background for the text.

Noise Ordinance Protects the Neighborhood

Sec. 15-65.1 – Outdoor Amplification and Music at Commercial Establishments.

(a) Except in accordance with a permit issued pursuant to Sec. 15-65.2, it shall be unlawful for any commercial establishment (including but not limited to a restaurant, bar, or nightclub) to operate or allow the operation of sound amplification equipment out of doors or directed out of doors or to allow live acoustic music out of doors or directed out of doors other than during the times listed below or so as to create sounds registering in excess of:

- (a) 85 db(A) Sunday through Thursday between 8:00 a.m. and 9:00 p.m.;
- (b) 60 db(A) Sunday through Thursday between 9:00 p.m. and 2:00 a.m. the following day;
- (c) 85 db(A) Friday or Saturday between 8:00 a.m. and 11:00 p.m.; or
- (d) 60 db(A) between 11:00 p.m. and 2:00 a.m. the following day.

An establishment may be cited for violating this section only if the enforcing authority determines that the sound being produced is, using a reasonable person standard and taking into consideration the day of week and time of day, unreasonably loud and disturbing to the quiet enjoyment and use of residentially occupied property. For purposes of this section, hotels, motels, other short-term accommodations shall be considered residentially occupied property.

(b) The decibel limits prescribed in this section shall be measured at the property line of the commercial property at which the sound is being generated.

(c) An establishment that has been determined to be Non-Cooperative pursuant to Sec. 15-65.3(e) shall be subject to enhanced civil penalties pursuant to Sec. 15-68(5) and, after two violations of this Section within one year after having been determined to be Non-Cooperative shall not operate or allow the operation of sound amplification equipment out of doors or directed out of doors or allow live acoustic music out of doors or directed out of doors for a period of eighteen months after the second violation. The eighteen month prohibition shall apply to the establishment and the property on which the establishment is located.

The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as softer, larger blue or white blurs. The overall texture is grainy and organic, resembling light reflecting off water or particles in a dark space.

Traffic Calming Interests are Aligned





The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band spans the width of the slide, serving as a background for the title.

Timeline

BEST SCENARIO

Public Hearing: October 15, 2018

**Zoning Committee Meeting: October 30,
2018**

City Council Decision: November 19, 2018

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band runs across the middle of the slide, serving as a backdrop for the title.

Discussion

K&L GATES