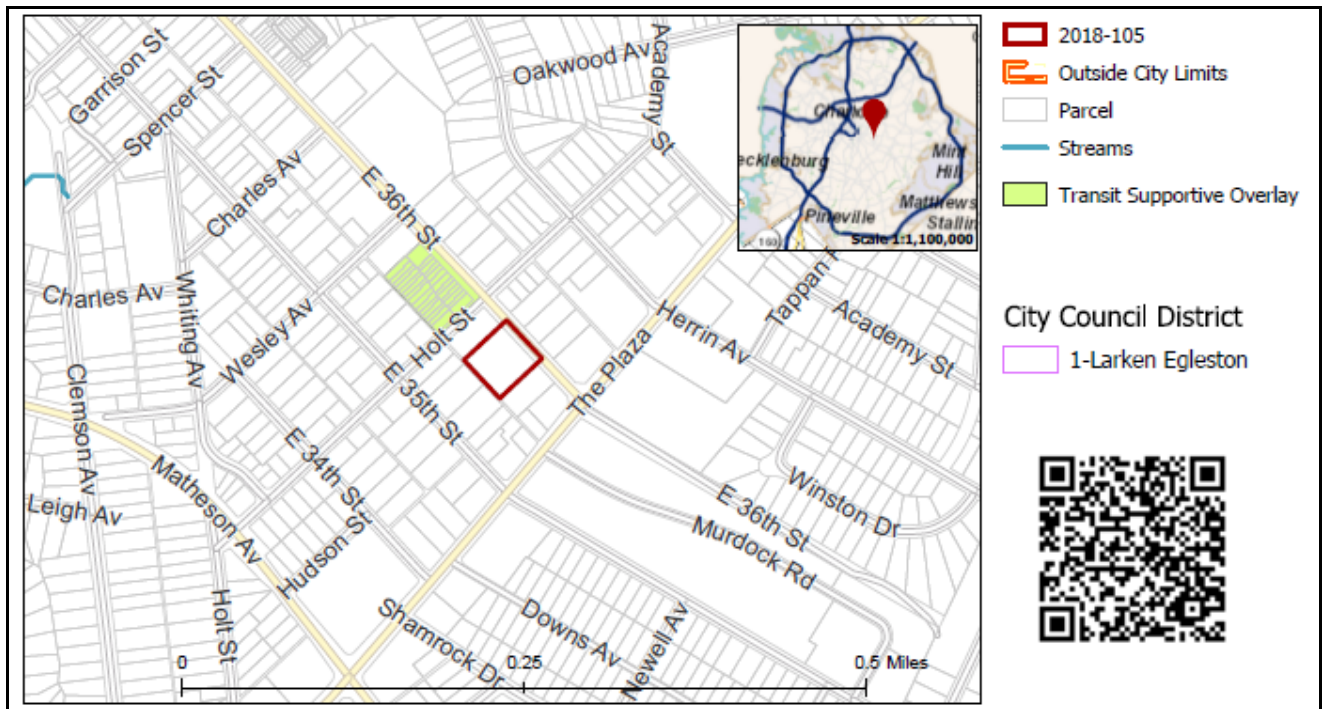


REQUEST

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 0.90 acres located on the south side of East 36th Street between The Plaza and Holt Street.
(Council District 1 - Egleston)



SUMMARY OF PETITION

The petition proposes reuse and expansion of an existing building, to allow up to 11,000 square feet of building area for retail and eating/drinking/entertainment establishment (EDEE) uses and uses permitted in the NS (neighborhood services) district.

PROPERTY OWNER

NoDa Ventures, LLC

PETITIONER

Greg Godley

AGENT/REPRESENTATIVE

Andrew Blumenthal

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 62.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to allowed uses, sidewalk, screening and signage.

Plan Consistency

The petition is consistent with the *Central District Plan*, which recommends retail uses.

Rationale for Recommendation

- The site is currently developed with a retail use, which is proposed to be repurposed for uses allowed in the NS (neighborhood services) district.

- The site is located on a commercial corridor that serves surrounding neighborhoods.
- The uses allowed by NS (neighborhood services) would provide goods and services to the residents of the adjoining neighborhoods.
- Enhanced streetscape along E. 36th Street will enhance walkability in area.

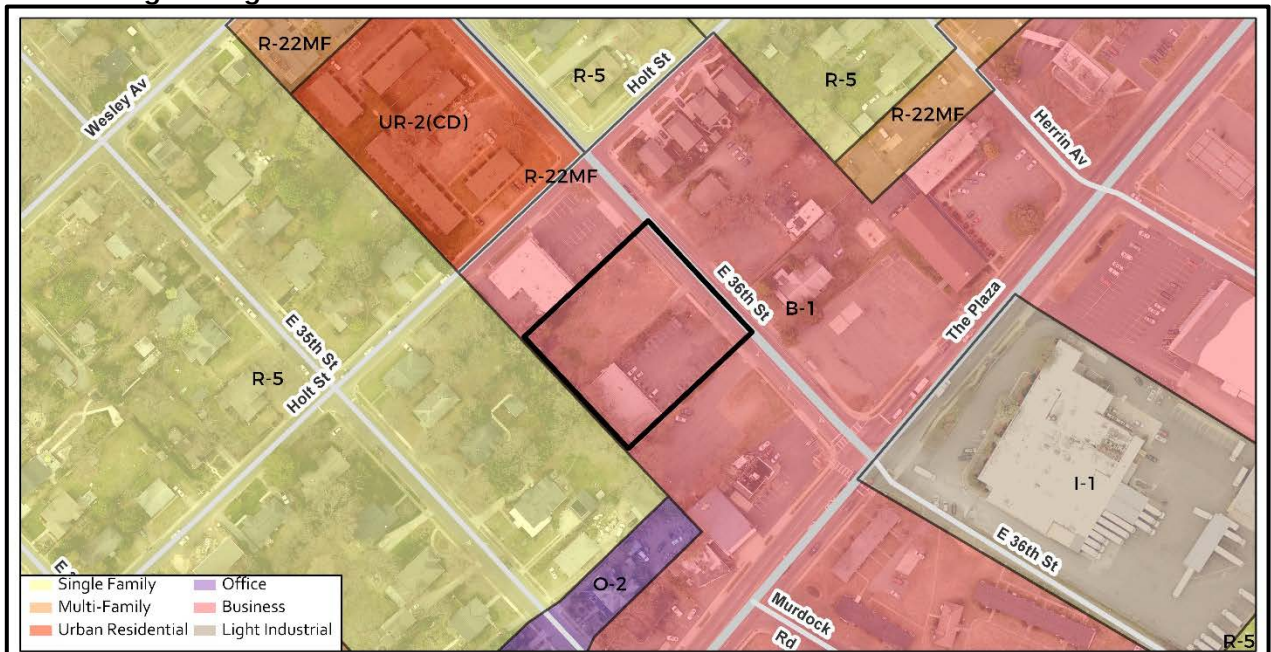
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Total of 11,550 square feet of building area consisting of a 5,000 square-foot existing building and a 6,000 square-foot expansion, with an additional building expansion of five percent permitted.
- Permitted uses include those allowed in the NS (neighborhood services) district, with the exception that residential dwellings are prohibited.
- Reconfiguration of and addition to existing parking located between the building and the street.
- Parking to be screened along E. 36th Street with a three-foot tall wood slat wall with brick veneer columns.
- Provision of cross-access easements to abutting parcels to the east and west, to be provided when the sites are developed.
- Provision of an eight-foot planting strip and eight-foot sidewalk along E. 36th Street. Exact location to be determined during permitting.
- Addition of a patio at the rear of the site between the buildings and existing alley.

• Existing Zoning and Land Use



- The subject property is developed with a retail/commercial use.
- The site is surrounded by nonresidential uses in B-1 zoning located on either side of E. 36th Street between Holt Street and The Plaza. Abutting uses to the rear are residential dwellings in residential zoning. The majority of other uses include a mix of single family and multi-family uses and business and industrial uses on the south side of The Plaza.



The subject property is developed with a commercial use.



Properties to the north along East 36th Street are developed with single family homes.



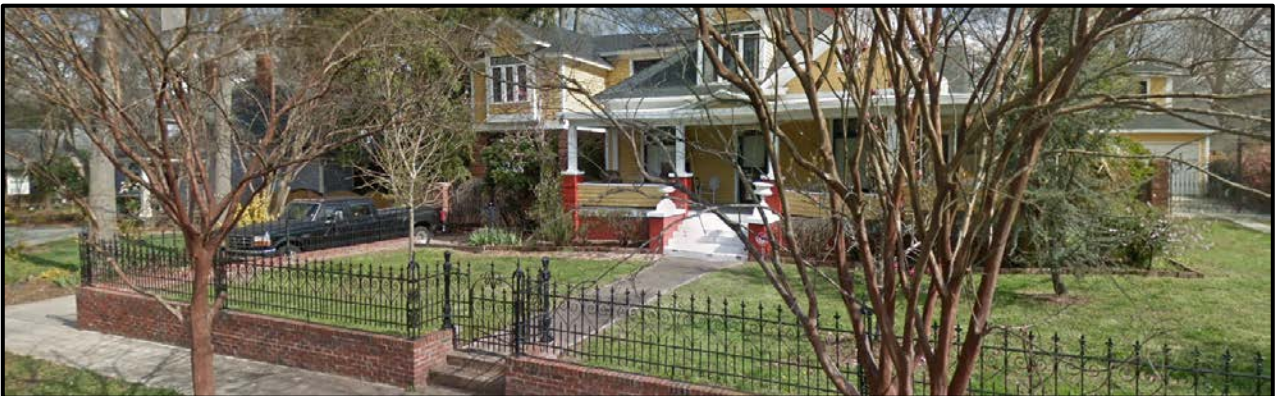
Properties to the south along The Plaza are developed with a mixture of commercial uses.



Properties to the east along The Plaza are a mixture of commercial uses.

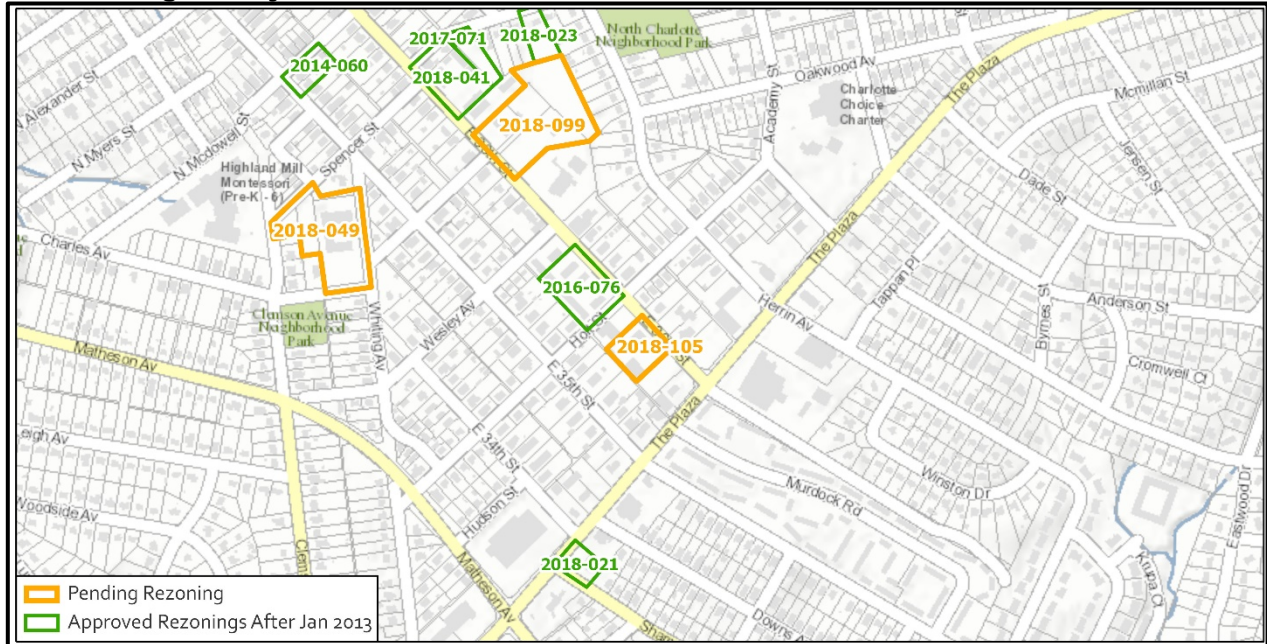


Properties to the west along Holt Street are developed with residential uses.



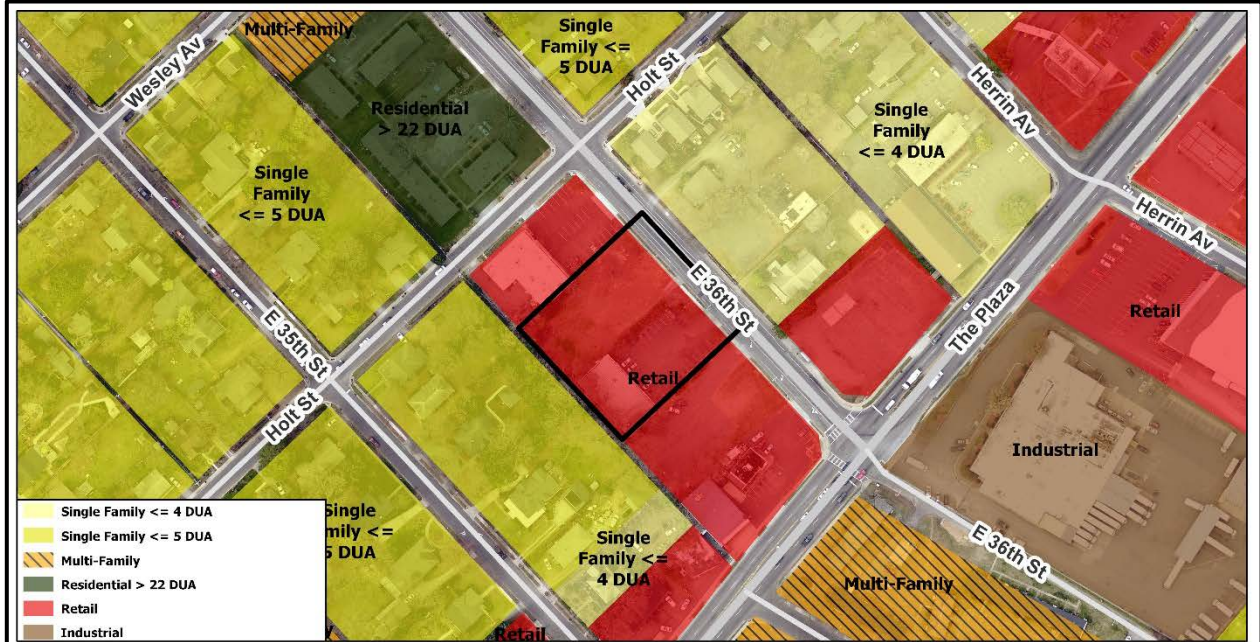
Properties to the south along East 35th Street are developed with single family homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-060	Rezoned 0.46 acres to UR-1(CD) (urban residential, conditional) to allow the creation of three single family lots.	Approved
2016-076	Rezoned 1.35 acres to UR-2(CD) TS (urban residential, conditional, transit supportive) to allow 32 townhomes.	Approved
2017-071	Rezoned 1.5 acres to UR-2(CD) (urban residential, conditional) to allow 22 townhomes and two single family homes.	Approved
2018-021	Rezoned 0.37 acres to B-1 (neighborhood business) to allow all uses in the B-1 district.	Approved
2018-023	Rezoned 0.54 acres to R-6 (single family residential) to allow all uses in the R-6 district.	Approved
2018-041	Rezoned 1.27 acres to (UR-2(CD) (urban residential, conditional) and UR-2(CD) SPA (urban residential, conditional, site plan amendment) to allow 27 townhomes.	Approved
2018-049	Requesting zoning change to MUDD-O (mixed use development, optional) to allow reuse an existing structure and up to 20 residential dwelling units	Pending
2018-099	Requesting zoning change to MUDD(CD) (mixed use development, conditional) to allow 65 townhomes.	Pending

- **Public Plans and Policies**



- The *Central District Plan* (1993) recommends retail uses for the site.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a minor thoroughfare. The site commits to improving the existing sidewalk.
 - **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 1,620 trips per day (based on 11,000 square feet of retail).
Entitlement: 1,620 trips per day (based on 11,000 square feet of retail).
Proposed Zoning: 1,670 trips per day (based on 11,550 square feet of retail).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Non-residential rezonings do not impact school utilization.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along E. 36th Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along E. 36th Street.
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Land Use

1. Amend proposed uses under development data to reflect all uses permitted in the NS district excluding residential uses.

Site and Building Design

2. Show minimum five-foot sidewalk connection to the sidewalk along the public street.
3. Screen parking from view from abutting properties.
4. Remove location and labeling for a detached sign.

5. Show location of proposed five percent expansion.
 6. Limit building height to 40 feet.
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327