

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2005-133

Petition Number: 2005-133
Property Owner: Nancy Plummer
Petitioner: Grey Poole and Chris Ogunrinde
Request: Approximately 4.5 acres located west of the intersection of Briar Creek Road and Central Avenue from R-22MF, multi-family residential to MUDD-O, mixed use development district, optional request.

NOTE: The petitioner is requesting a withdrawal of this petition.

Summary

This petition seeks to rezone approximately 4.5 acres from R-22MF to MUDD-O to allow development of a mixed use project consisting of retail, restaurant and multi-family residential land uses.

Conclusion

The petition is consistent with the Briar Creek/Woodland and Merry Oaks adopted land use plan, which stated that a rezoning to the Neighborhood Services (NS) district to allow a mixed use, pedestrian oriented development would be most consistent with the intent of the plan. This petition proposes a mixture of residential, retail and restaurant uses but is seeking the MUDD-O designation in order to allow the existing planting strip and sidewalk along Central Avenue to remain and, for phasing purposes, to allow parking between the building and the street on Briar Creek Road. The placement of multi-story buildings with retail on the ground floor and office, retail or residential uses above, clear vision glass and multiple entrances along street frontages would be conducive to a pedestrian oriented environment. The adopted plan further recommends that the coordination and development of the subject property and the Renfro property across Central Avenue with regard to building massing and circulation would ensure the development of a unique place for the area. Therefore, upon resolution of the outstanding site plan issues this petition would be suitable for approval.

Existing Zoning and Land Use

The development immediately surrounding the site includes residential uses and zoning classifications of various residential densities.

Rezoning History in Area

There have been no recent rezonings in the immediate area.

Public Plans and Policies

The Briar Creek/Woodland and Merry Oaks Small Area Plan (1998). The Briar Creek/Woodland and Merry Oaks Small Area Plan recommends the coordinated development of the Renfro and Plummer properties, located on opposite sides of Central Avenue at Briar Creek Road. The plan envisions that these properties be redeveloped with high quality, neighborhood oriented mixed retail, office and residential land uses to create a unique place or a landmark for this area.

Proposed Request Details

This petition seeks to allow development of retail and residential uses. The site plan accompanying this petition contains the following details:

- Proposes a 16, 110 square foot grocery store, 16,000 square feet of retail uses, a 5,000 square foot restaurant and 36 multi-family residential units.
- Retail and restaurant uses will be one and a half stories and the residential buildings will be three stories.
- Parking will be provided at the rate of one space per unit for residential uses, one space per 125 square feet for the restaurant use and one space per 600 square feet for retail uses.
- No storm water detention will be placed in the front setbacks.
- Existing bus stops on Central Avenue and Briar Creek Road will be maintained as requested by CATS.
- Front building elevations facing the street and the overall scale and massing shall emphasize the human scale and the pedestrian environment.
- Parking shall be located primarily to the rear of buildings.
- Site lighting, landscaping, furniture and signage shall be integrated along building façade and public open space.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 670 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 4,400 trips per day. This may have a significant impact on the adjacent thoroughfare intersection.

Therefore, we request that the developer submit a traffic analysis in order to evaluate the effect that site generated traffic will have on the Central/Briar Creek intersection. The preparer of the TIS must contact Michelle Dewey (704-432-1563) of the Charlotte Department of Transportation (CDOT) prior to beginning the traffic analysis to determine the study requirements.

CATS. The conceptual design for the CATS Streetcar Corridor's Central Avenue Extension includes a stop on the segment of Central Avenue where this parcel fronts the street. Currently, the stop is at the extreme Northwest corner of the parcel.

Storm Water. The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

School Information. Information concerning the school system was not received.

Outstanding Issues

Land Use. The petition is consistent with the Briar Creek/Woodland and Merry Oaks adopted land use plan, which stated that a rezoning to the Neighborhood Services (NS) district to allow a mixed use, pedestrian oriented development would be most consistent with the intent of the plan. This petition proposes a mixture of residential, retail and restaurant uses but is seeking the MUDD-O designation, in order to allow the existing planting strip and sidewalk along Central Avenue to remain and, for phasing purposes, to allow parking between the building and the street on Briar Creek Road. The placement of multi-story buildings with retail on the ground floor and office, retail or residential uses above, clear vision glass and multiple entrances along street frontages would be conducive to a pedestrian oriented environment. The adopted plan further recommends that the coordination and development of the subject property and the Renfro property across Central Avenue with regard to building massing and circulation would ensure the development of a unique place for the area.

Site plan. The following site plan issues are outstanding:

- Provide useable, multi-story buildings (2-3 stories) along Central Avenue and Briar Creek Road.
- Provide a pass-through under the residential building to the rear.
- Provide detail of screen wall.
- Specify streetscapes on Briar Creek Road.
- Request pavers/stamped concrete or markers at crosswalk areas and at driveways.
- Request raised sidewalks and planting strips throughout the interior of the site, in order to provide a pedestrian and bicycle network within the site.
- Buildings fronting Central Avenue and Briar Creek Road should have clear vision glass and entrances on both streets. Break up blank walls with architectural details, artwork, accent lighting, sidewalk furnishings and landscaping
- Separate parking for residential units from parking for the grocery store and other retail uses.
- Provide the same pedestrian scale lighting interior to the site and in parking areas as will be provided along both streets.
- Identify more trees that can be saved. Some trees identified on the tree survey realistically cannot be saved during construction.
- Provide building elevations. Have architectural detail on all sides of the building
- Provide building elevation for rear of proposed grocery store.

- Locate HVAC units away from existing and future residential areas. Need to minimize noise to the abutting residential uses.
- Specify crosswalk materials.
- Any brick used in the buildings should match the brick wall along Central Avenue.
- Provide specific verbiage pertaining to the restaurant use with the proposed roof top seating. This is an important corner and focal point. Need to provide an alternative use and elevation should a suitable restaurant use not be found.
- Provide pedestrian connections to the abutting condominiums and townhomes to the south and west of the subject properties (with the consent of the abutting properties) or provide a brick wall knee wall with wrought iron or metal fencing on top.
- Provide specific notes pertaining to phasing of the grocery store, residential and other retail/office uses.
- Provide a **list of architectural standards including awnings, sloped roofs, and brick dumpster screening.**
- Plant trees and other landscaping elements in all pedestrian areas to provide shade, replace some lost tree canopy and minimize impervious area.
- Wheel stops should be located 2' behind the curb along sidewalks
- Uses along Briar Creek should have direct connections to the sidewalk.
- All roof mounted HVAC systems should be screened from public view, including adjacent private residences.
- List optional requests.