CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

**Rezoning Petition 2018-114**
**Post Hearing Staff Analysis**
**March 5, 2020**

| | |
|---|---|
| **REQUEST** | Current Zoning: R-5 (residential)<br>Proposed Zoning: NS (neighborhood services) |
| **LOCATION** | Approximately 0.178 acres located on the eastern side of Thomas Avenue, north of Central Avenue in the Plaza-Midwood neighborhood. |

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|---|---|
| **SUMMARY OF PETITION** | The petition proposes to rezone a parcel located in the Plaza-Midwood Historic District from residential to neighborhood services to develop an existing gravel parking lot into a 2-story, 3,870 square foot office building. |
| **PROPERTY OWNER**<br>**PETITIONER**<br>**AGENT/REPRESENTATIVE** | Clearwater Development Partners, Inc.<br>Seahawk Partner Holdings, LLC<br>Collin Brown & Brittany Lins, Alexander Ricks, PLLC |
| **COMMUNITY MEETING** | Meeting is required and has been held. Report available online.<br>Number of people attending the Community Meeting: 6 |

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan* (1993) recommendation for single family uses up to five dwelling units per acre.

Rationale for Recommendation

- While the proposed development is inconsistent with the plan's single family recommendation, the requested NS district allows for appropriate uses adjacent to existing single family homes.
- The proposed development will provide an appropriate transition between existing business and single family uses.
- The proposed development will consist of the re-development of an existing gravel lot in the Plaza-Midwood Historic District.

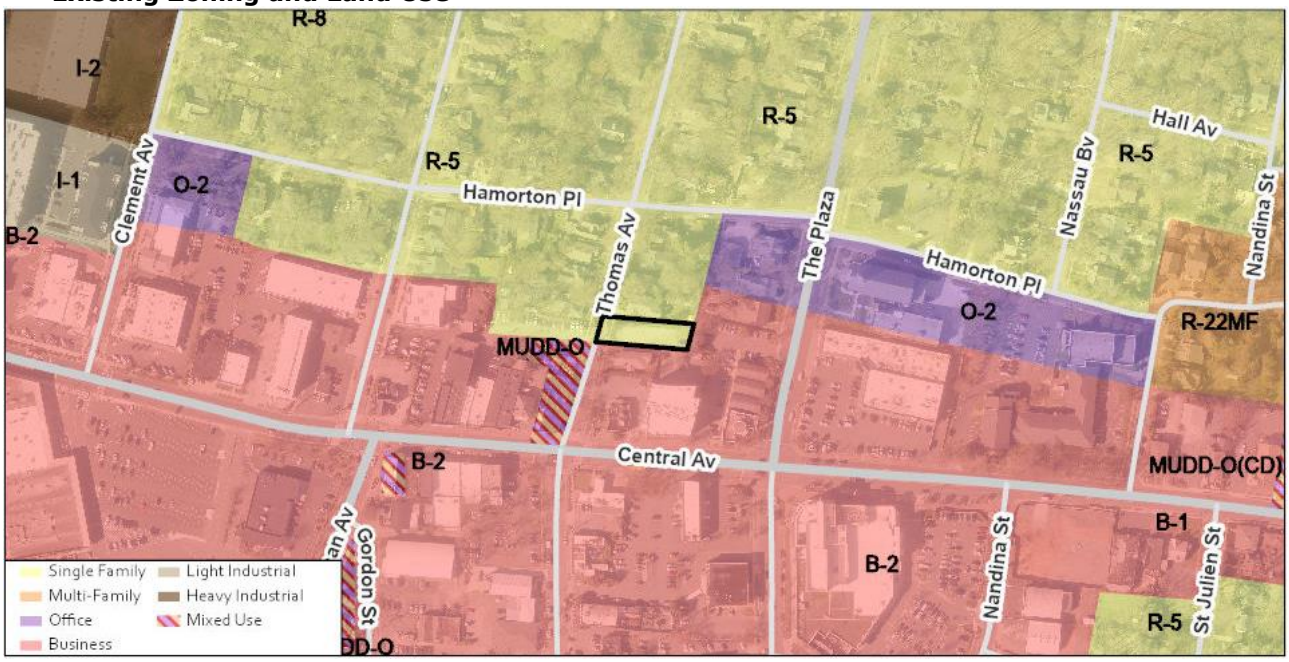
- The proposed development is committed to a maximum building height of two stories and compatibility with the surrounding neighborhood character, in coordination with the Historic District Commission.
- The petition's commitment to an eight-foot sidewalk, behind the existing planter strip, along Thomas Avenue complements the adjacent pedestrian overlay and promotes walkability.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan* (1993), from single family uses up to five dwelling units per acre to residential/office/retail uses for the site.

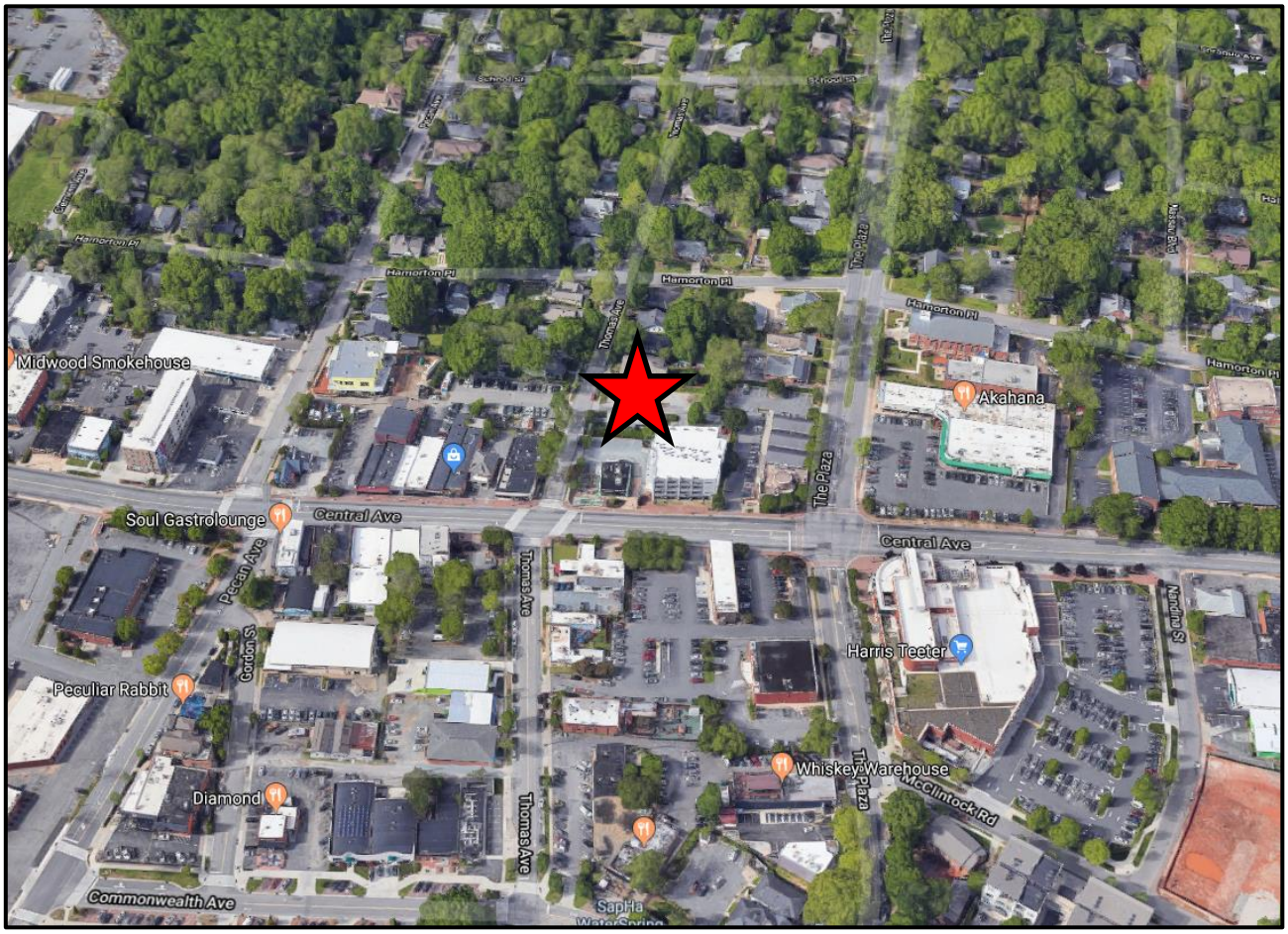
**PLANNING STAFF REVIEW**

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Proposes redevelopment of existing gravel parking lot into a maximum of 3,800 square feet of office uses and any other incidental or accessory uses.
  - Proposes a structure of two stories in height compatible with the surrounding neighborhood per Historic District standards.
  - Provides an 8-foot wooden fence and evergreen shrubs along the northern property line.
  - Commits to the construction of an 8' sidewalk along the property's frontage.

- **Existing Zoning and Land Use**




The subject property is at the southern edge of Plaza Midwood's residential neighborhood. To the south of the subject property are mostly mixed-use and commercial properties along the Central Avenue Corridor.



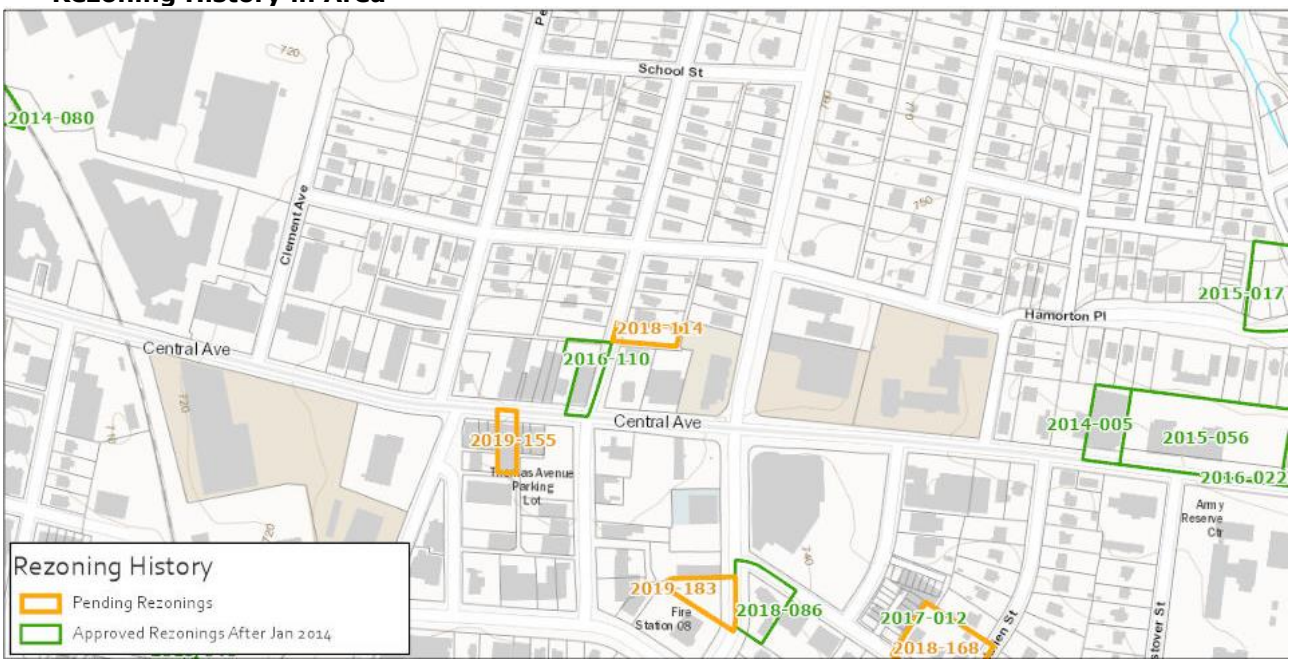

General location of subject property denoted by red star.

Streetview from Thomas Avenue looking east toward subject property. Subject property's frontage roughly represented by pink outline.

Area context looking directly west from subject property. The parking lot is bounded to the north by a single family home.

Representative photo from the residential neighborhood along Thomas Avenue north of the subject property.

- **Rezoning History in Area**




| Petition Number | Summary of Petition | Status |
|---|---|---|
| 2019-183 | Petition to allow for the development of an EDEE with reduction in required parking. | Pending |
| 2019-155 | Petition to allow for the development of existing building with a reduction in required parking. | Pending |
| 2018-168 | Petition to amend 2017-012 to not require the construction of a live/work element. | Withdrawn |
| 2018-086 | Petition to rezone in order to reuse two existing buildings (7,481 SF) for EDEE and any other use permitted within the MUDD district. | Approved |
| 2017-012 | Petition to redevelop three single family homes into 12 multifamily units. | Approved |
| 2016-110 | Petition to allow 1,600 SF addition to existing building to accommodate an EDEE. | Approved |
| 2016-022 | Petition to rezone to MUDD to allow any permitted uses within an existing building. | Approved |
| 2015-056 | Petition to allow construction of 97 multi-family units and 7,800 SF of non-residential uses. | Approved |
| 2015-017 | Petition to allow the creation of 6 single family detached residential lots. | Approved |
| 2014-080 | Petition to allow all uses permitted in the B-2(PED) district. | Approved |
| 2014-005 | Petition to allow construction of 36-unit multi-family building. | Approved |

- **Public Plans and Policies**

  - The *Central District Plan* (1993) recommends single family uses up to five dwelling units per acre.

- **TRANSPORTATION CONSIDERATIONS**
  - The site is located along a Minor Collector. The petitioner commits to installing an 8' sidewalk to create a more walkable environment.
  - No outstanding issues.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 0 trips per day (based on current use (parking lot)).
    Entitlement: 10 trips per day (based on one single family dwelling unit).
    Proposed Zoning: 40 trips per day (based on 3,800 square feet of office uses).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Thomas Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing 8-inch gravity sewer mains located along Thomas Avenue and along a private access drive east of parcel. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** See advisory comments at www.rezoning.org
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**REQUESTED TECHNICAL REVISIONS**

Site and Building Design

~~1. Commit to a maximum building height no greater than 30 feet.~~ RESOLVED

**See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org**

**Planner:** William Linville (704) 336-4090