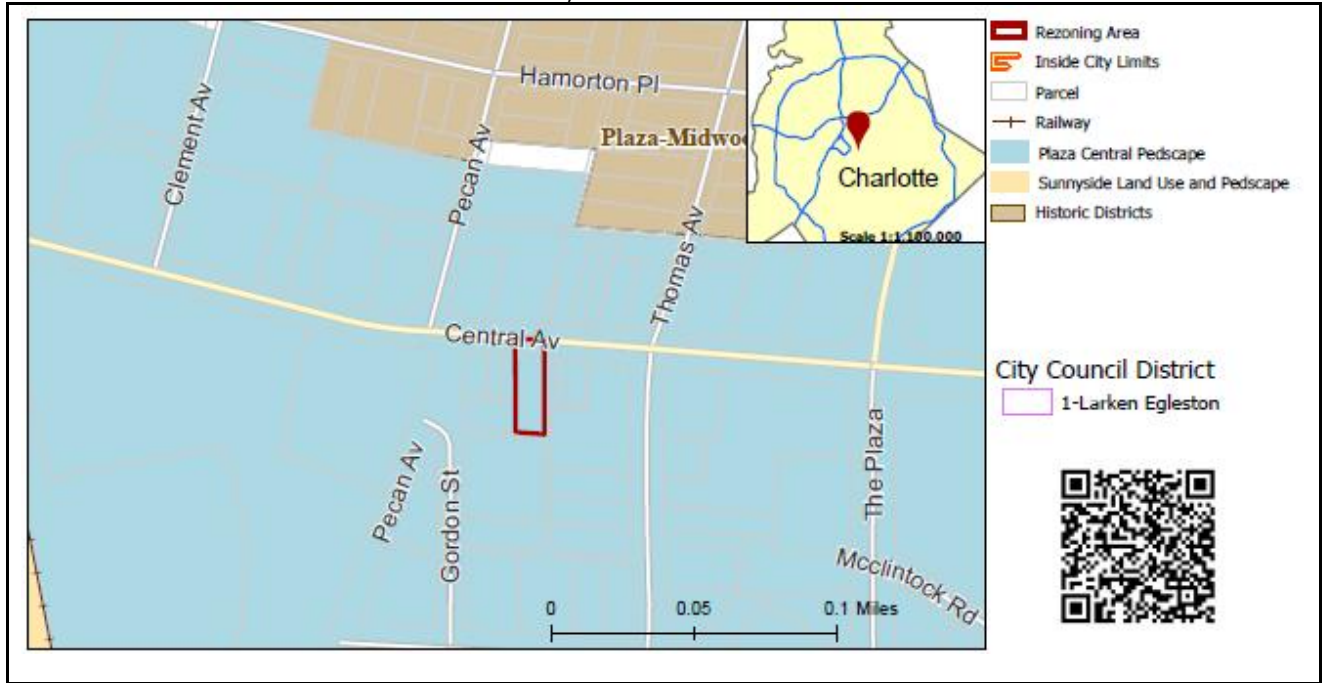


**REQUEST**

Current Zoning: B-2 PED (general business, pedestrian overlay)  
Proposed Zoning: B-2 PED(O) (general business, pedestrian overlay-optional)

**LOCATION**

Approximately 0.18 acres located on the south side of Central Avenue, east of Pecan Avenue and west of Thomas Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow the reuse of an existing building with commercial and restaurant uses without requiring additional parking, on a lot located in the Plaza Midwood business community.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Plaza Midwood Charlotte 2 LP  
Plaza Midwood Charlotte 2 LP  
Keith MacVean, Dujuana Keys & Jeff Brown/Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

This petition is **consistent** with the *Plaza Central Pedscape Plan*, which recommends retail mixed use: retail/office/multi-family residential uses with a pedestrian overlay district.

Rationale for Recommendation

- The site is located on Central Avenue, which is a commercial corridor.
- The property is located within the heart of the Plaza Midwood business district where the *Plaza Central Pedscape Plan* identifies the preservation of the historic character as a priority.
- The proposal will preserve an existing building in the business district.

- The Gold Line streetcar is proposed to run along Central Avenue in front of this site, which will provide an alternative mode of transportation.

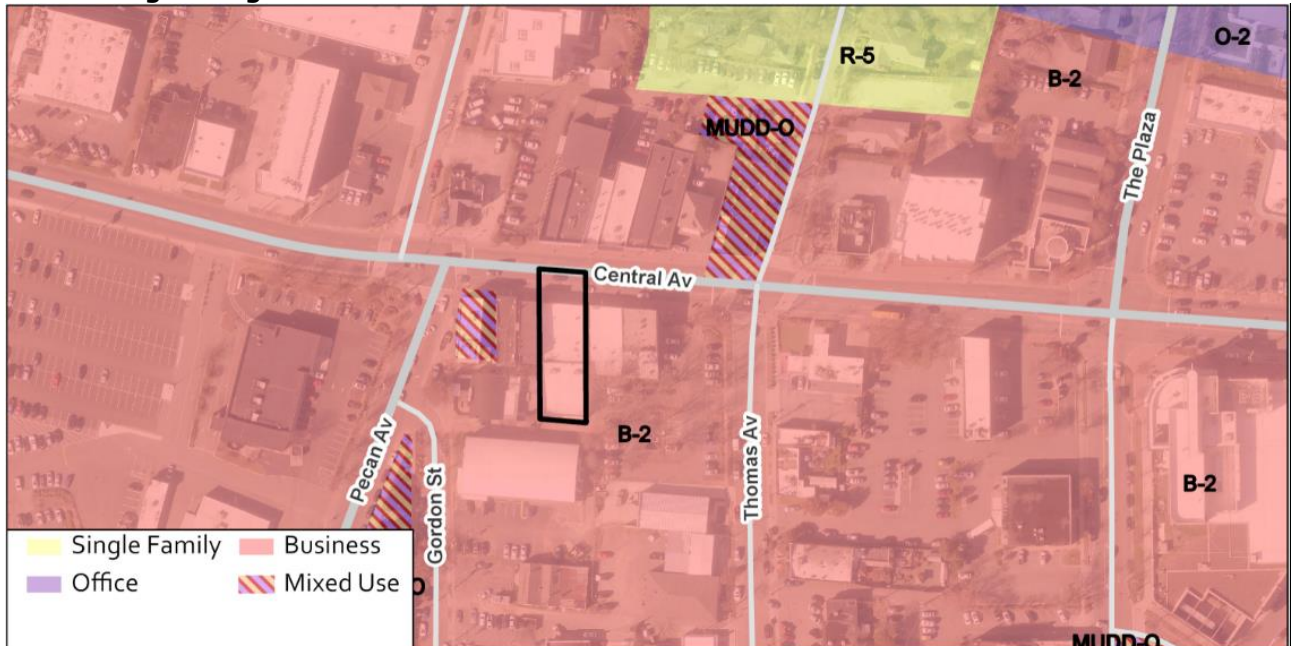
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allow non-residential uses as permitted by right and under prescribed conditions in the B-2 PED zoning district.
- Allow up to 6,850 square feet of gross floor area (equal to the existing 6,592-square foot building and an additional 258 square feet).
- Limits Type II EDEE uses to a maximum of 5,300 square feet of gross floor area.
- Add a new rear entryway, a covered patio, and non-conditioned spaces such as a walk-in cooler.
- Requests the following optional provisions:
  - Allow the existing building to continue to be used with uses allowed in the B-2 PED zoning district without having to provide on-site or off-site parking spaces.
  - Not require additional parking spaces for change of uses (e.g. change of use from a retail use to EDEE uses).
  - Not require additional parking spaces if the building is expanded with proposed ancillary building area as allowed by this petition.
  - Allow the addition of outdoor dining areas, including roof top dining areas without requiring any additional parking to be provided.
  - ~~Allow a major façade renovation whose value exceeds 25% of the currently listed tax value without having to provide the required streetscape improvements along Central Avenue.~~
- Commits to preserving the existing building subject to the ability to make renovations that may include the removal of some small portions of the building. Construction of a new building, not including building additions as allowed above, on the Site will require the filing of new rezoning petition.
- Commits to replacing the existing asphalt pavement in the portion of alleyway access off Gordon Street that directly abuts the property. Allows substituting concrete pavers for proposed asphalt. Notes other materials may be used upon specific approval.
- Proposes decorative down lighting for the alley. Lighting may be attached to the building or freestanding.

• **Existing Zoning and Land Use**



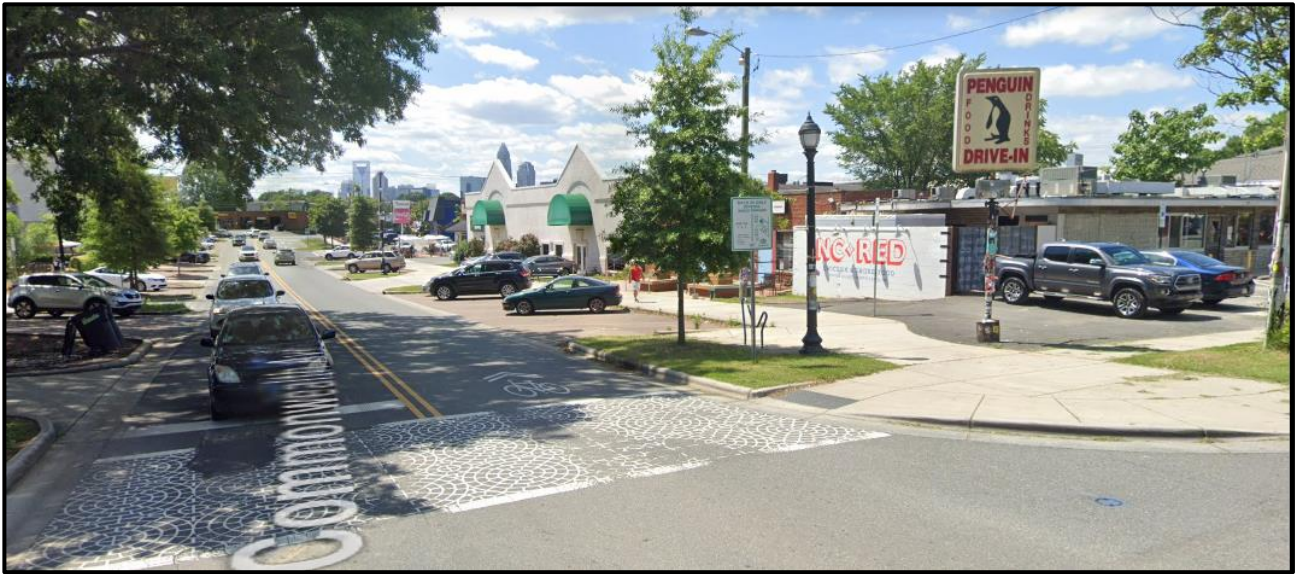
- The site is developed with a 1 story retail building constructed in 1930 and is surrounded by commercial uses zoned B-2 (general business) and MUDD-O, with several parcels located within the Plaza-Central Pedscape Overlay. Further north of the Central Avenue Business Corridor are residential neighborhoods and south of the rezoning site are more commercial uses.



The site is developed with commercial uses.

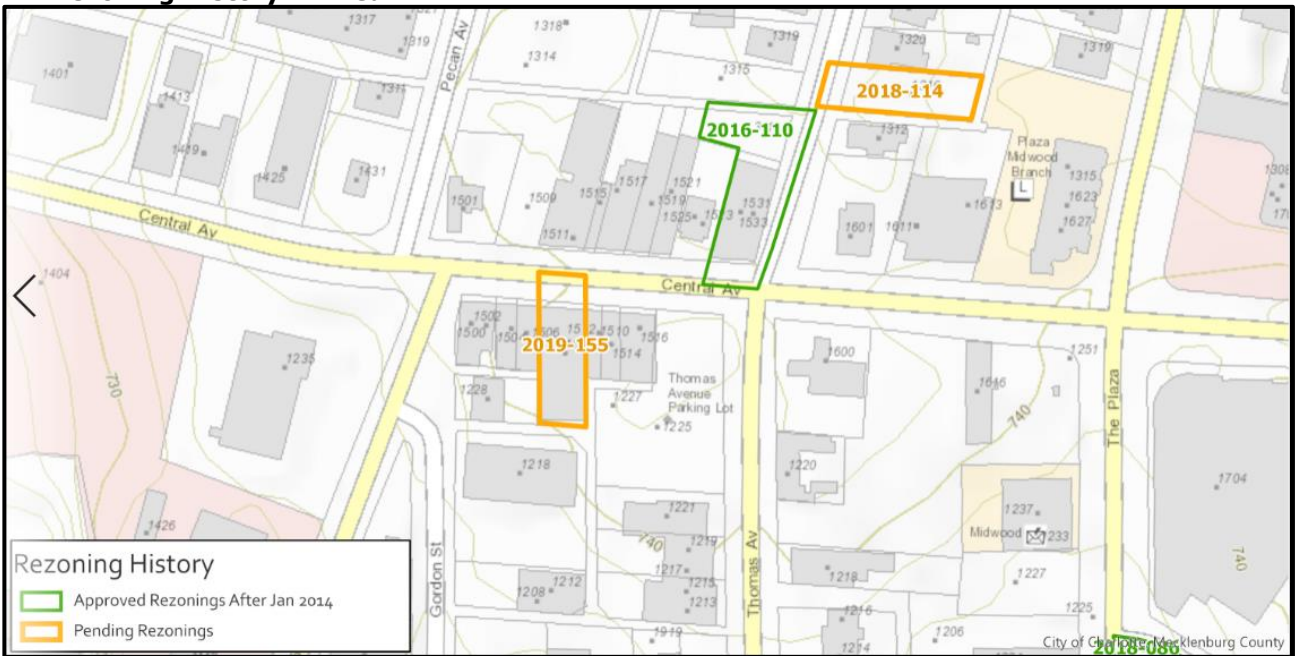


Along Central Avenue are commercial uses.



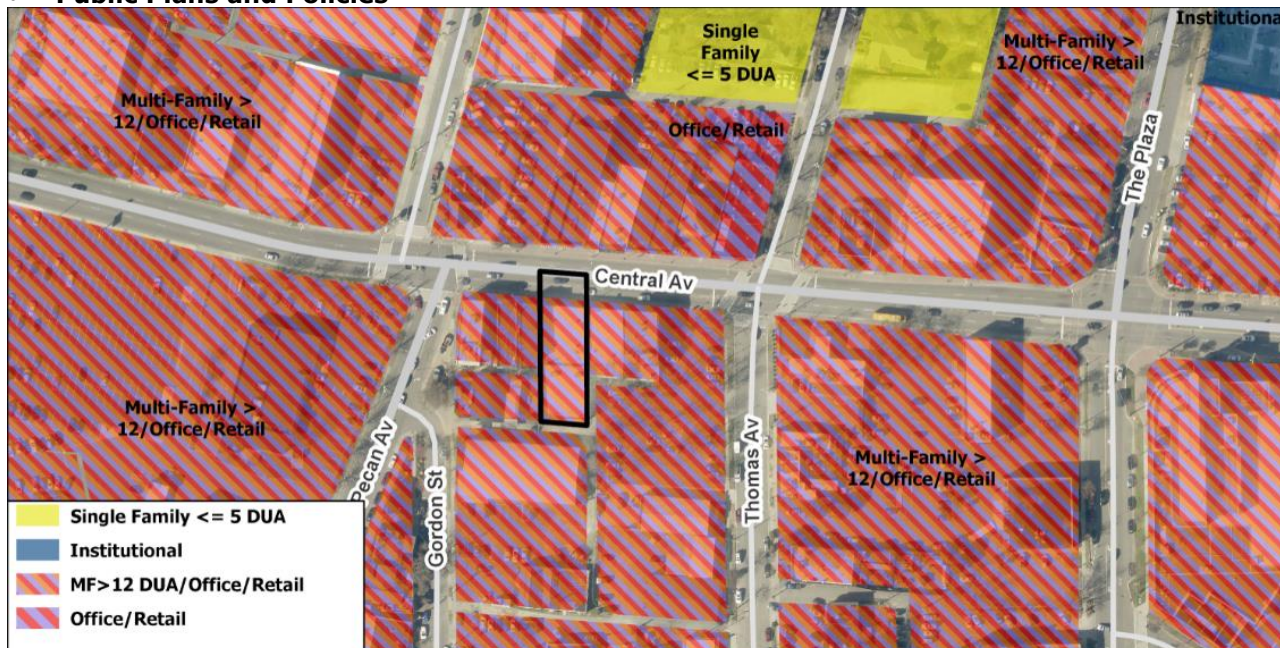
South of the site are commercial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-114	Rezone 0.18 acres from R-5 to NS to allow up to 3,800 square feet of office uses.	Pending
2018-086	Rezoned 0.30 acres from B-2 to MUDD-O to allow 7,481 square feet of building area for an eating/drinking/entertainment establishment or any use permitted in the MUDD.	Approved
2016-110	Rezoned 0.25 acres from B-2 to MUDD-O to allow a 1,600 square foot addition to an existing 5,700 square foot building located in the Plaza Midwood business district that houses an eating/drinking/entertainment establishment to allow all MUDD uses and associated parking.	Approved

- **Public Plans and Policies**



- The Plaza Central Pedscape Plan, which recommends retail mixed use: retail/office/multi-family residential uses with a pedestrian overlay district.
  - This site is part of the Village Center district, as identified by the area plan. The 2-block section of Central Avenue between The Plaza and Pecan Avenue is the heart of the district. Preservation of its historic character is a priority.
  - The Village Retail Area is the larger area east of the CSX railroad tracks (including the Village Center) and has the potential to be a highly walkable, compact, mixed use retail village.
- **TRANSPORTATION SUMMARY**
    - The site is located on a major thoroughfare road. In support of the Charlotte WALKS adopted policy, the petitioner has committed to improve the existing alley off Gordon Street for improved access. The petitioner has also committed to improve public safety by providing additional lighting of the alleyway. The alleyway improvements will increase connectivity to the existing Thomas Street parking lot and to the existing building's proposed rear entry way.
  - **ACTIVE PROJECTS NEAR THE SITE:**
    - **CityLynx Gold Line**
      - The project will implement a streetcar service that begins at Rosa Parks Transit Center Beatties Ford Road, then runs through Center City via Trade Street and Elizabeth Avenue, and then continues along Hawthorne Lane and Central Avenue to its terminus.
      - Construction: TBD
    - **The Plaza Street Conversion**
      - The project will implement increased pedestrian and bicycle connectivity to the LYNX Blue Line Parkwood Avenue Station, via the Parkwood Avenue project. The limits of the street conversion for buffered bike lanes are along The Plaza; from Central Avenue to Mecklenburg Avenue.
      - Construction: in-progress
  - **TRANSPORTATION CONSIDERATIONS**
    - **Vehicle Trip Generation:**
      - Current Zoning:
        - Existing Use: 950 trips per day (based on 6,590 square feet of retail).
        - Entitlement: 950 trips per day (based on 6,592 square feet of retail).
      - Proposed Zoning: 970 trips per day (based on 6,850 square feet of retail; site plan 1-13-2020).

**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 Fire Department:** No outstanding issues.

- **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 12-inch water distribution main located along Central Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Central Avenue.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No comments submitted.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding air quality and ground water services.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Site and Building Design

1. ~~Remove Optional Provision 2.f. from the site plan.~~ **Addressed.**
2. ~~Specify type of lighting proposed for alleyway as indicated in Note 7.a.~~ **Addressed.**
3. ~~Clarify type of paving proposed for alleyway.~~ **Addressed.**
4. ~~Amend Note 3.c. and other applicable language on site plan to provide a clear commitment to preservation of the existing building.~~ **Addressed.**

#### **REQUESTED TECHNICAL REVISIONS**

5. ~~Correct misspellings on site plan under *Maximum Gross Square Feet of Development*.~~ **Addressed.**

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782