

Petition 2022-099 by Levine Properties, Inc.

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) calls for Community Activity Center.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is located at the former site of the Charlotte Fire Credit Union along the major pedestrian corridor, Commonwealth Avenue. This site is surrounded by a thriving mix of uses in low to mid-rise structures that often inhabit Plaza Midwood's former single family homes, and where new construction exists, the projects often complement the design of neighboring, long-standing structures while still recognizing the need for densification.
- The Community Activity Center Place Type envisions local street networks that prioritize highly-walkable and connections with robust pedestrian infrastructure, which is echoed by the Pedestrian Overlay that was over the majority of the area. The proposal builds in a number of provisions to improve the area's pedscape, furthering the goal of a 10-minute neighborhood.
- As is, the site is underutilized for surface parking and does not contribute to the services or housing offered in the area. A proposal to redevelop the site with the residential and commercial uses described in this petition is appropriate and could add value to the community.
- Along Central Avenue, near the intersection with Pecan Avenue, greater densification is expected at a level that is consistent with the goals of Community Activity Center. As you travel east through Plaza Midwood the development shifts to low and mid-rise commercial buildings and then single family residences. The subject site sits in a transitional space between the more intense development being seen along Central Avenue near the Pecan Avenue intersection and the single family neighborhoods to the east. Redevelopment at this site that introduces denser building forms and uses should be justified through appropriate community benefits that speak to the goals of the 2040 Comprehensive Plan as well as the neighborhood's needs. This project commits to providing community benefits consistent with Article 16 of the UDO to achieve any building height above 80 feet. This height bonus condition aligns with the less dense Community Activity Center zoning district, CAC-1. Additionally, the petitioner in collaboration with neighborhood organizations identified a number of financial and infrastructural commitments on the plan that address pedestrian improvements and communal open space among other provisions that speak to local concerns.
- This proposal would allow for an internal drive-through on the site as an accessory use to a financial institution. Such a use existed on the site but was removed a few years ago. The historical aspect of this accessory drive-through provides grounds for the request that is bolstered by the limitation of the use to a financial institution, orientation that is internal to the building, and screening of the facility from the street.
- The current adopted Silver Line route will run along the backside of this property and is projected to have a transit station, approximately a ¼ mile away from this site near the intersection of Pecan and Central Avenue. The adjacency to forthcoming transit infrastructure gives credence to intensification on parcels that

are not directly abutting single family uses, such as this site.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) calls for Community Activity Center.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by Zoning Committee).