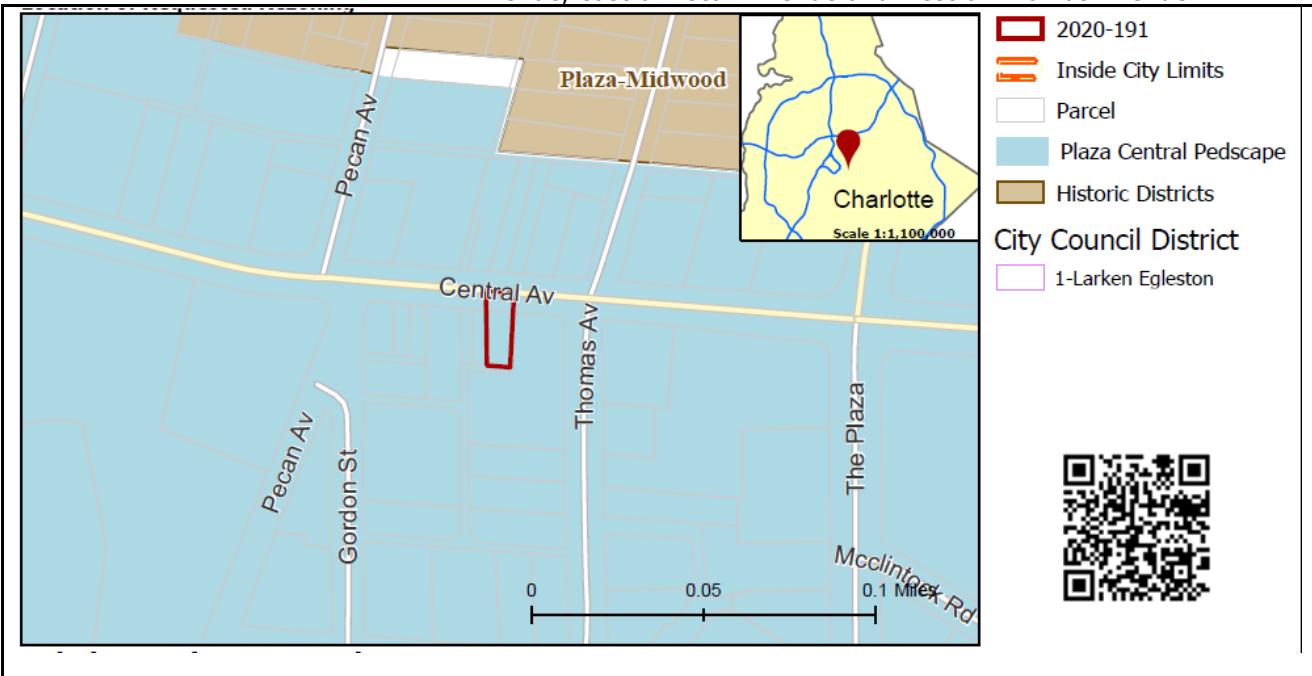


**REQUEST**

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

**LOCATION**

Approximately 0.075 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 flexibility in parking requirements in order to preserve an existing building in the Plaza Midwood business community.

**PROPERTY OWNER**

Central Avenue Karyae LLC

**PETITIONER**

Central Avenue Karyae LLC

**AGENT/REPRESENTATIVE**

Collin Brown and Brittany Lins/Alexander Ricks, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 2

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

This petition is **consistent** with the *Plaza Central Pedscape Plan* recommendation for office/retail/multi-family residential uses greater than 12 units per acre with a pedestrian overlay.

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.

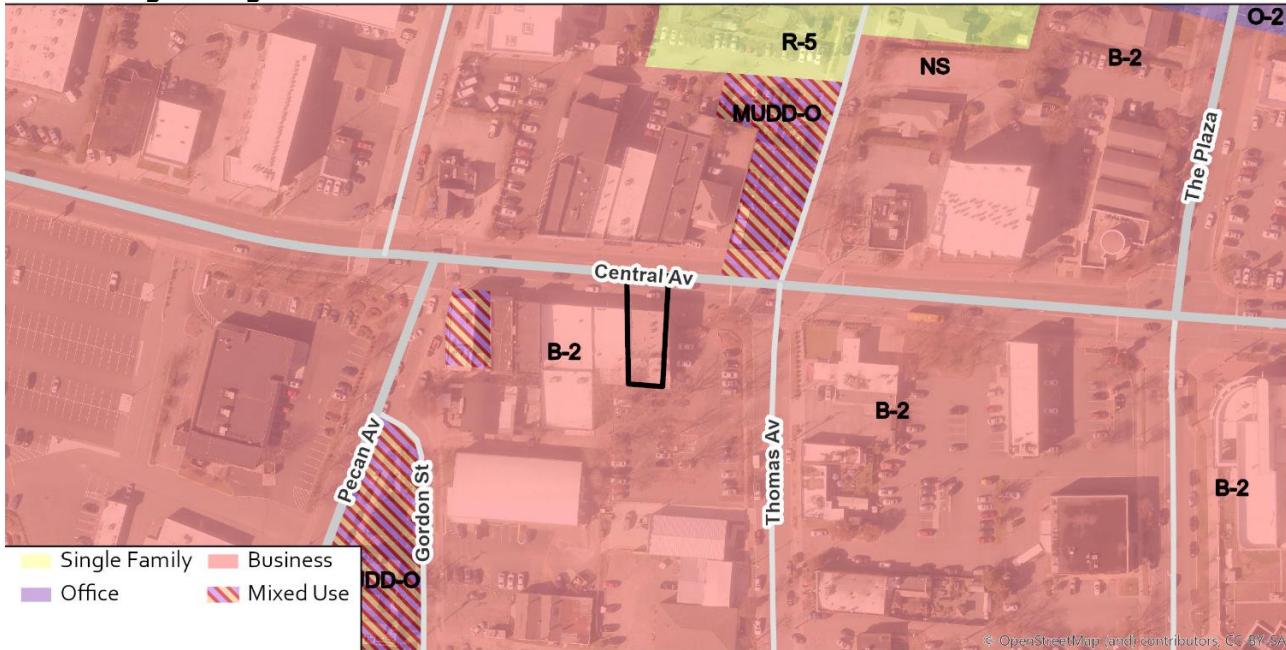
## PLANNING STAFF REVIEW

### • Proposed Request Details

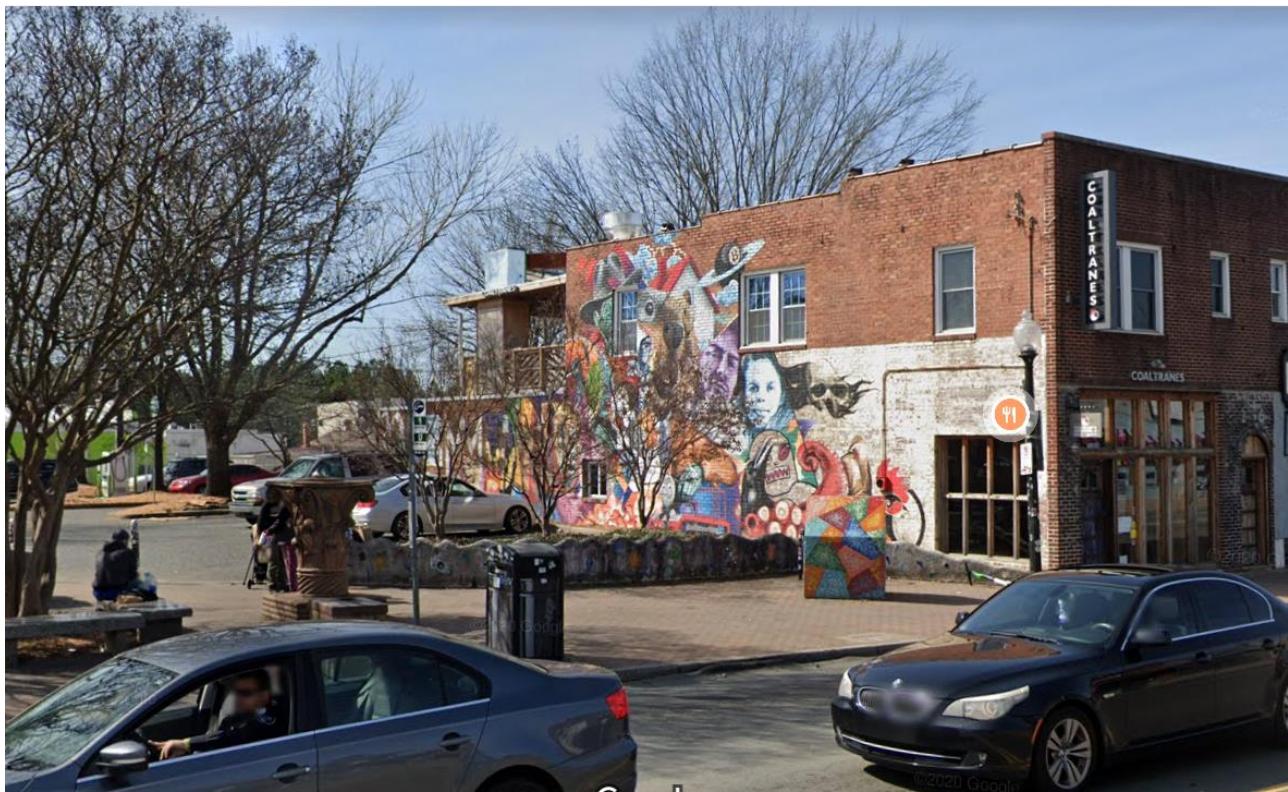
The site plan accompanying this petition contains the following provisions:

- Allow non-residential uses in an existing building as permitted by right and under prescribed conditions in the B-2 PED zoning district.
- Propose to utilize existing building which will be preserved but may be expanded (small portions of the existing building may be removed to allow for minor renovations and expansions).
- Notes the petitioner may make minor renovations or expansions up to 20% of the ~~building area~~ **gross square feet (approximately 1,008 square feet)**.
- 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 vehicular 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.
  - To not require installation of streetscape improvements along Central Avenue when change of uses or building expansions occur.
  - Allow the addition of outdoor dining areas, including roof top dining areas without requiring any additional parking to be provided.

### • Existing Zoning and Land Use



- The site is developed with a 2-story, 5,040 square foot commercial building constructed in 1930 and is immediately surrounded by commercial and residential 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 a commercial building that abuts the Thomas Street Parking Lot in Plaza Midwood.

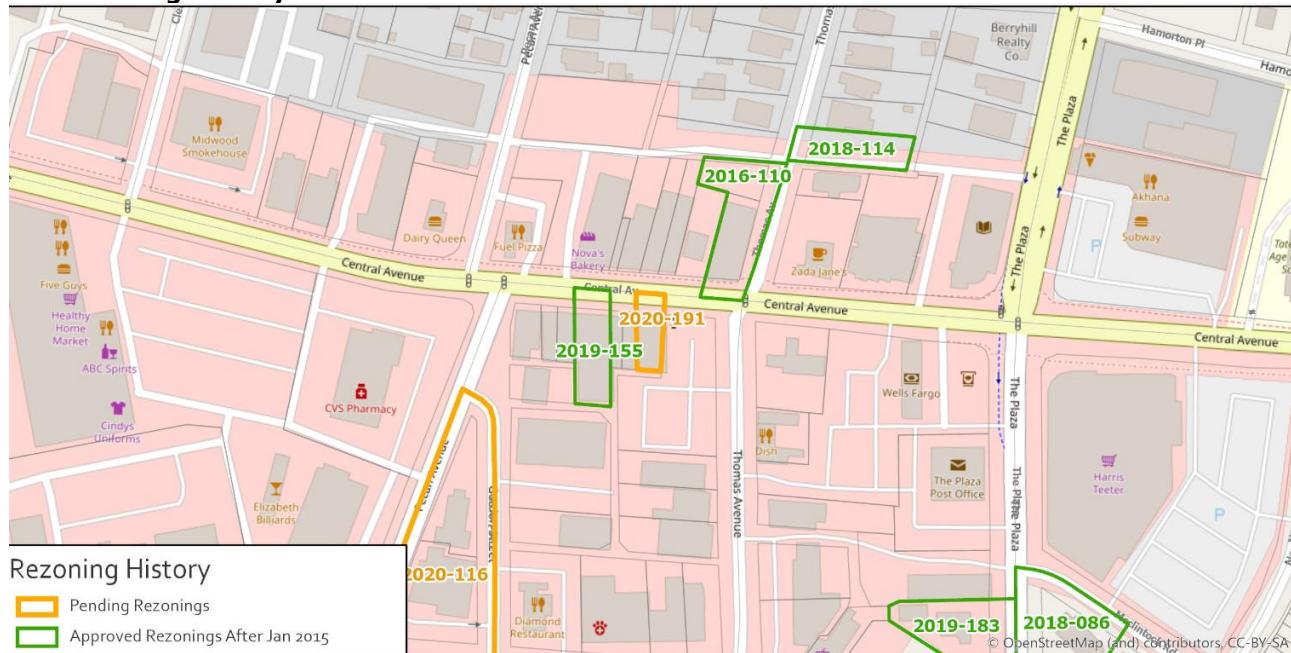


Along Central Avenue are commercial and residential uses.



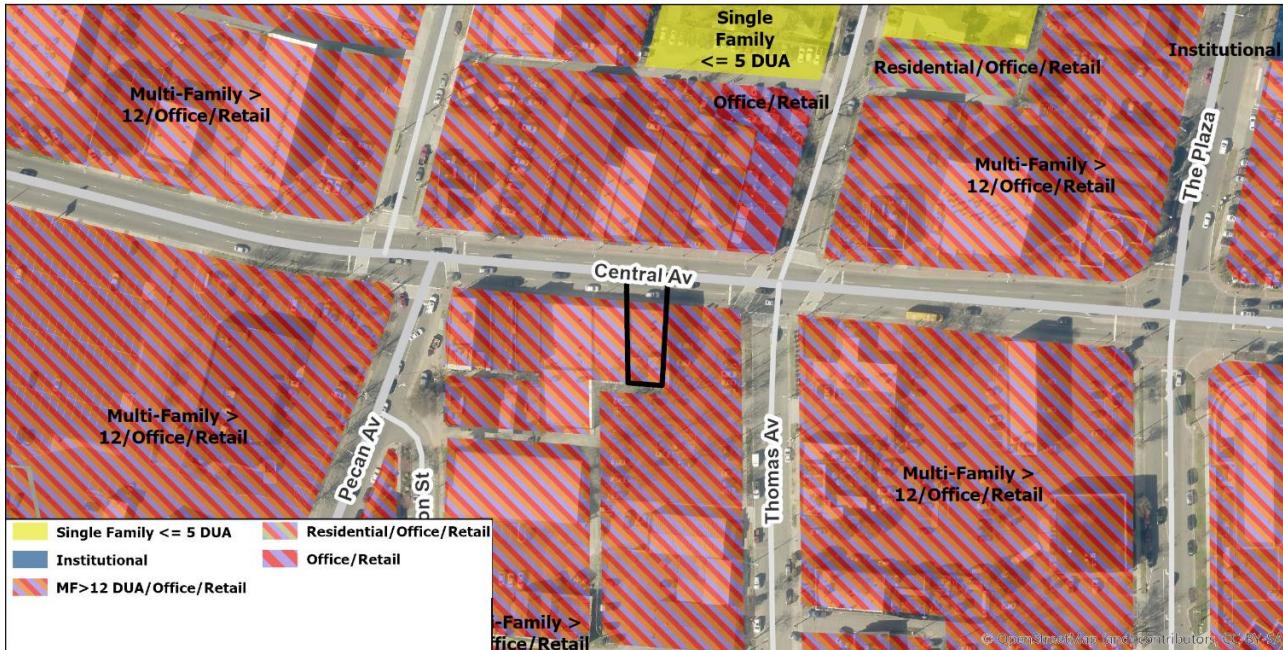
South are commercial and residential uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-116	Rezone 0.58 acres from MUDD-O PED and B-2 PED to TOD-UC PED.	Pending
2019-183	Rezoned 0.24 acres from B-2 PED to B-2 PED(O).	Approved
2019-155	Rezoned 0.18 acres from B-2 PED to B-2 PED(O).	Approved
2018-086	Rezoned 0.23 acres from B-2 PED to MUDD-O PED.	Approved
2018-114	Rezoned 0.18 acres from R-5 to NS.	Approved
2018-086	Rezoned 0.30 acres from B-2 to MUDD-O.	Approved
2016-110	Rezoned 0.25 acres 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* recommends multi-family residential uses greater than 12 units per acre/office/retail with a pedestrian overlay.
- 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 City-maintained major thoroughfare (Central Avenue) and there are no nearby active projects, though this site is under the Plaza-Central Pedscape Plan. The site plan maintains the existing wide sidewalk along the site's frontage. The wider sidewalk also meets the Charlotte WALKS Policy. All outstanding CDOT comments have been successfully addressed.
  - **Active projects near the site:**
    - N/A
  - **TRANSPORTATION CONSIDERATIONS**
    - ~~See Outstanding Issues, Notes 1-4. Addressed~~
  - **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 233 trips per day (based on 2,782 square feet of restaurant).  
Entitlement: 285 trips per day (based on 1,125 square feet of retail).  
Proposed Zoning: 285 trips per day (based on 1,125 square feet of retail; site plan).

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

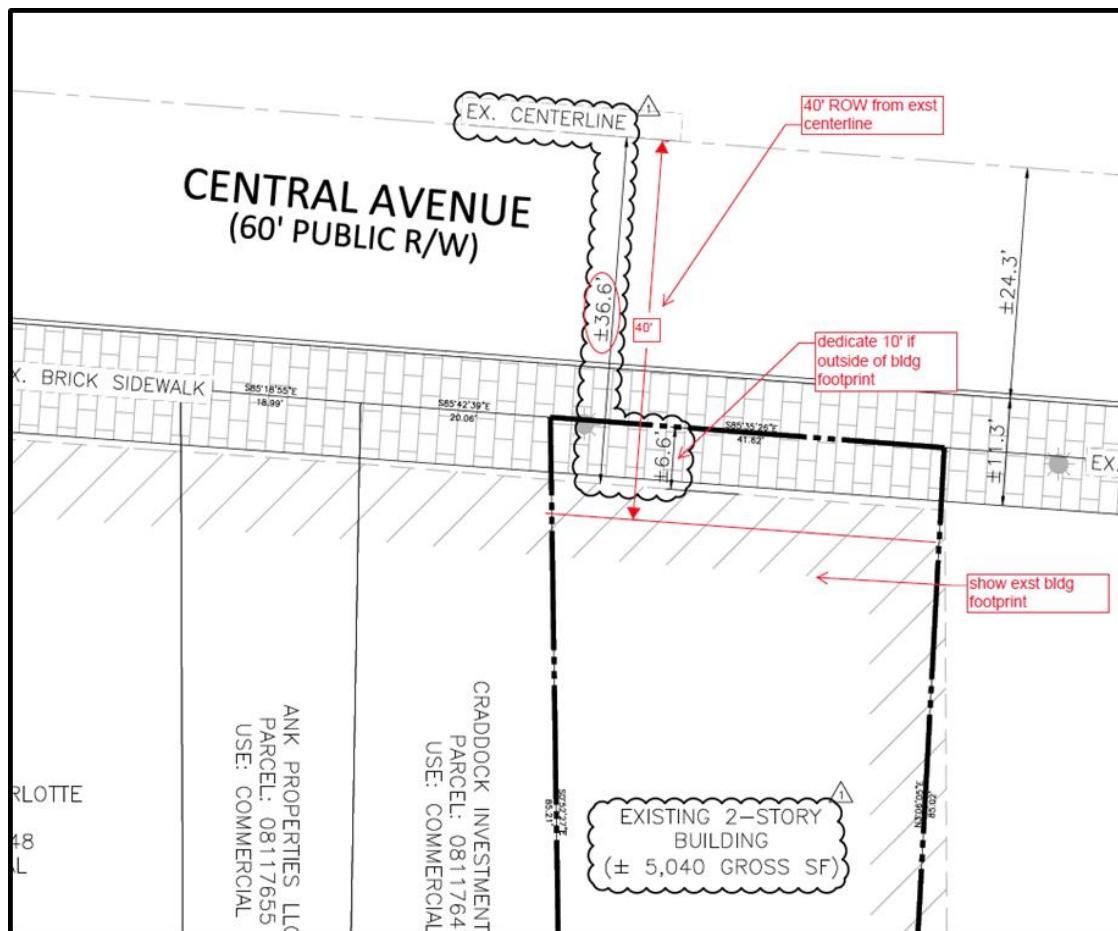
- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Nonresidential 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 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 outstanding issues.
  - **Erosion Control:** No outstanding issues.

- **Land Development:** See ~~Outstanding Issues~~, Note 5. Addressed
- **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)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

## OUTSTANDING ISSUES

## Transportation

1. **Curbline:** The proposed zoning district has a setback measured from back of the existing or proposed future curbline. **Central Avenue:** The future location of curb and gutter is in its existing location. Label and dimension the curb and gutter from the centerline on the site plan. **Addressed**
2. Revise site plan and conditional note(s) to commit to dedicate 40' right of way from the road centerline. The site plan shall dimension the right of way from the road centerline. **Addressed**



3. Add a site plan note(s) specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued is needed. CDOT requests rights of way set to accommodate 2' behind back of sidewalk where feasible.

4. Show existing building footprint. **Addressed**

Site and Building Design

5. Provide square footage and possible areas of possible expansion in light of the 4<sup>th</sup> optional request related to streetscape. **Addressed**

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

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