

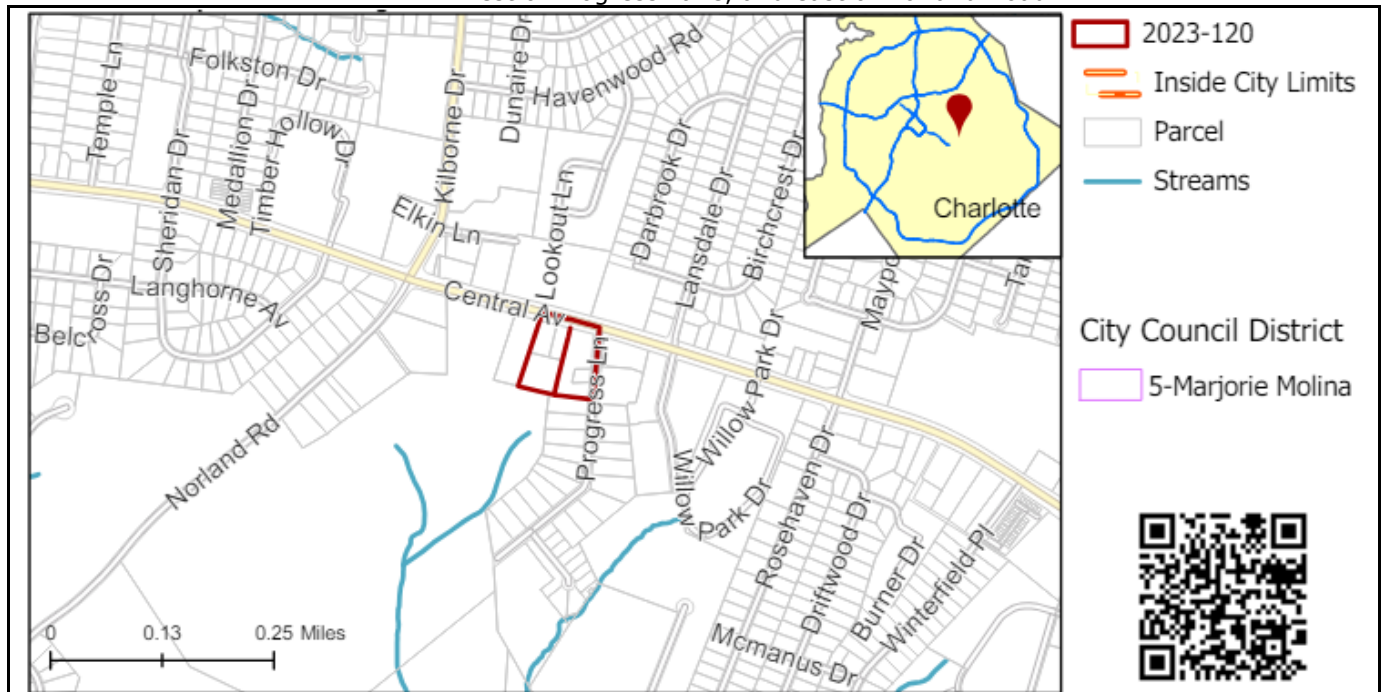
REQUEST

Current Zoning: O-1(CD) (office, conditional) and N2-B (neighborhood 2-B)

Proposed Zoning: N2-C(CD) (neighborhood 2-C, conditional)

LOCATION

Approximately 3.50 acres located along the south side of Central Avenue, west of Progress Lane, and east of Norland Road.



SUMMARY OF PETITION

The petition proposes to allow all uses by right and under prescribed conditions in the N2-C zoning district and limit building to 65 feet.

PROPERTY OWNER

Vicky Gonzalez and Charles Antonucci; Centro Bono Foundation

PETITIONER

Ascent Real Estate Capital, 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: 14

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

A portion of the petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 Place Type.

Rationale for Recommendation

- A portion of the petition is recommended for the Neighborhood 2 place type. Parcels directly east, west, and north of the rezoning site are recommended for the Neighborhood 2 place type.
- The petition has been converted to a conditional request that commits to limiting the building height and construction of an ADA compliant bus waiting pad along the site's frontage of Central Avenue.
- The N2-C zoning district is intended for the development of multi-family dwellings in an urban environment with smaller setbacks and incorporation of build-to zones.

- CATS Local Bus Routes #9 and #17 run along Central Avenue.
- The rezoning site is located approximately 130 feet from the proposed Derby Acres stop and approximately .22 mile from the proposed Lansdale Dr/Rosehaven Dr stop on the LYNX Gold Line.
- A Class B landscape yard is required along property lines abutting single-family, duplex, triplex, or quadraplex dwellings.
- The rezoning site has frontage along Central Avenue, a major arterial road.
- This petition allows for housing opportunity within ½ mile of a Neighborhood Activity Center.
- This petition allows for a diversity of housing options in an area that identifies access to housing opportunity as a priority.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, for a portion of the site from current recommended Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

- **Background**

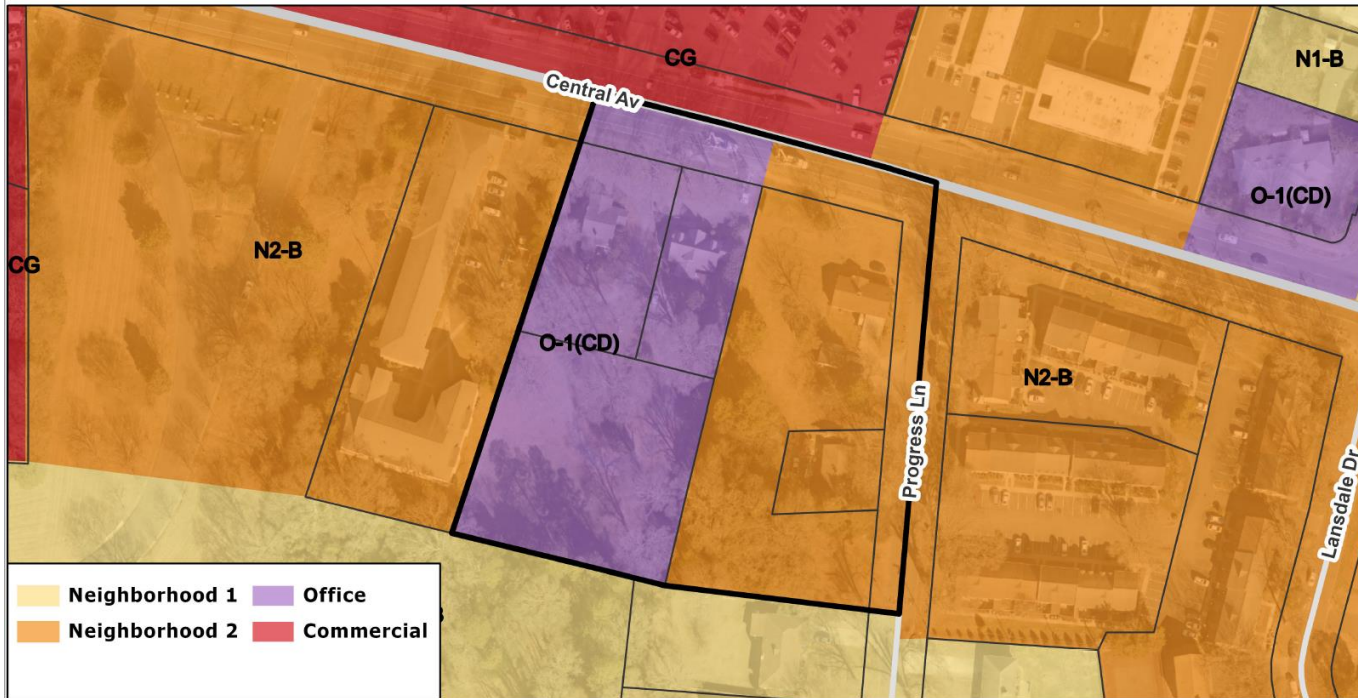
- Rezoning petition 2005-008 rezoned approximately 0.80 acres of the site from R-17MF to O-1(CD) to allow the conversion of a single-family home to office.
- Rezoning petition 2004-108 rezoned approximately 1.8 acres of the site from R-17MF to R-8 to allow all uses in the R-8 zoning district.
- Rezoning petition 1999-072 rezoned approximately 1.21 acres of the site from R-22MF to O-1(CD) to allow the conversion of the residential dwelling to office.

- **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

- Allow all uses by right and under prescribed conditions together with accessory uses as permitted in the N2-C zoning district, as applicable.
- Limit building height to 65 feet.
- Construct an ADA compliant bus waiting pad per standard detail 60.03D along the site's frontage of Central Avenue. Final location to be coordinated with CATS during the Land Development plan review process.

- Existing Zoning



- The rezoning site is developed with single family residential homes and single-family residential homes converted to offices and surrounded by a mix of single-family detached homes, townhomes, apartments, and retail in the N1-B, N2-B, O-1(CD), and CG zoning districts.



The rezoning site (denoted by purple star) is immediately surrounded by residential and retail uses.



The rezoning site is developed with single family homes (above and below pics).



The rezoning site is developed with single family homes converted to offices.



North are apartments and retail uses.



East is a townhome community.

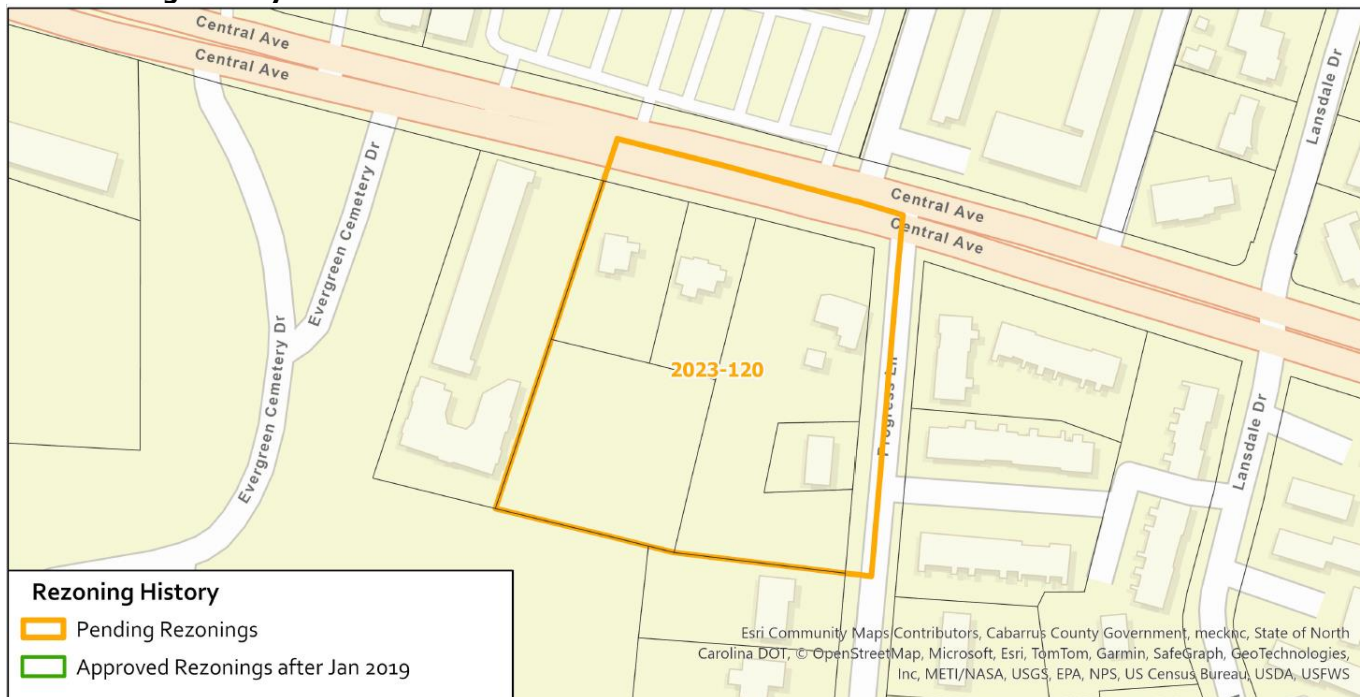


South is a single-family neighborhood.



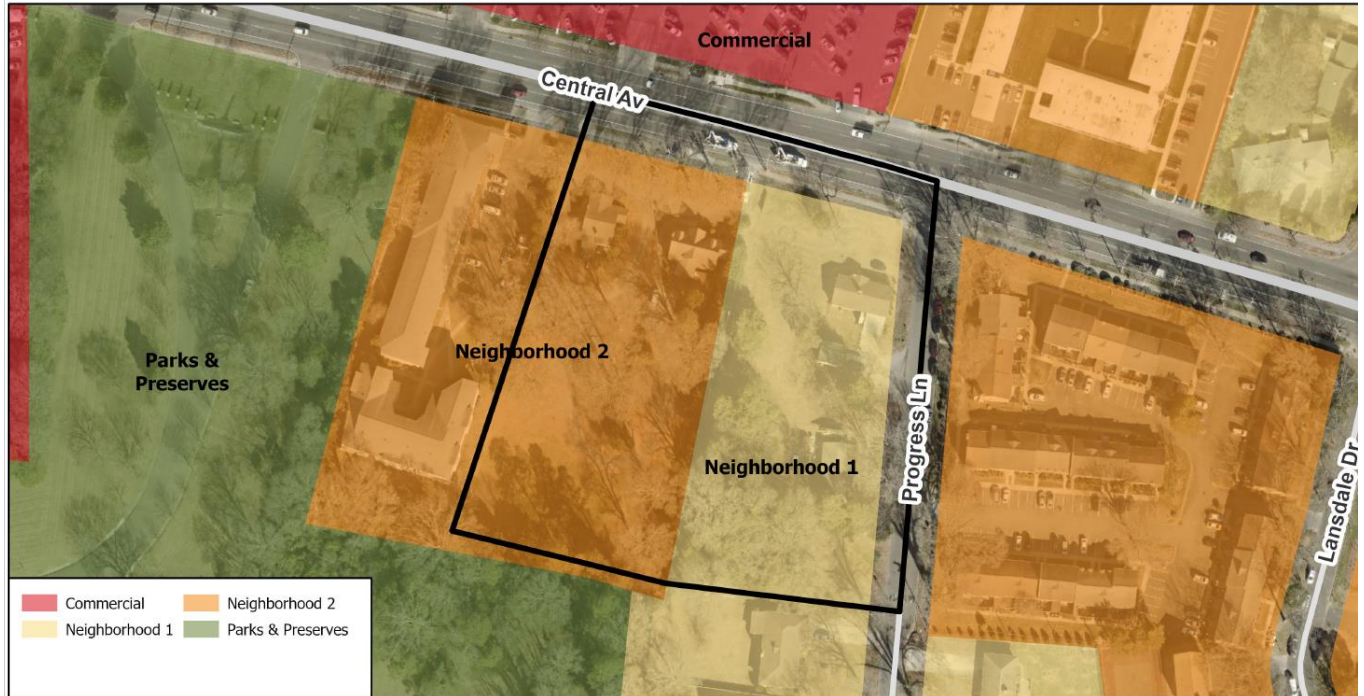
An apartment community is located to the west.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-120	Rezone 3.5 acres from O-1(CD) and N2-B to N2-C(CD).	Pending

- **Public Plans and Policies**



- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type for a portion of the site and Neighborhood 2 Place Type for the remaining acreage.

- **TRANSPORTATION SUMMARY**

The petition is located adjacent to Central Avenue, a City-maintained major arterial, west of Progress Lane, a City-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conditional rezoning only establishing minor development standards for the site. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- Central/Albemarle/Shamrock CNIP
 - Constructing a pocket park, bike lanes, sidewalk, crosswalk, intersection improvements, wheelchair ramps, and highlight the historical attributes of the area. The project is located on Norland Road and Kilborne Drive.
 - Project is scheduled to be completed in mid-2026.

- **Transportation Considerations**

- A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition. If during the permitting process the site generates the designated number of trips outlined on Table 3.1 in the Charlotte Streets Manual, then a Comprehensive Transportation Review will be required.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 85 trips per day (based on 4,318 sq ft office).

Entitlement: 275 trips per day (based on 19,000 sq ft office).

Proposed Zoning: Vehicle trips will be determined during permitting based upon the specific development proposed. A CTR will be required during permitting if the site generates site trips over ordinance thresholds.

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.

- **Charlotte-Mecklenburg Schools:** This development has too many possible residential types to calculate student impact.
 - Winterfield Elementary at 115%
 - Eastway Middle at 109%
 - Garinger High at 99%.
 - See advisory comments at www.rezoning.org
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Central Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch sewer main along Central Avenue. See advisory comments at www.rezoning.org
 - **Erosion Control:** No outstanding issues.
 - **Long Range Planning:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
 - **Stormwater Services Land Development Engineering:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry / City Arborist:** No outstanding issues.
-

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Claire Lyte-Graham (704) 336-3782