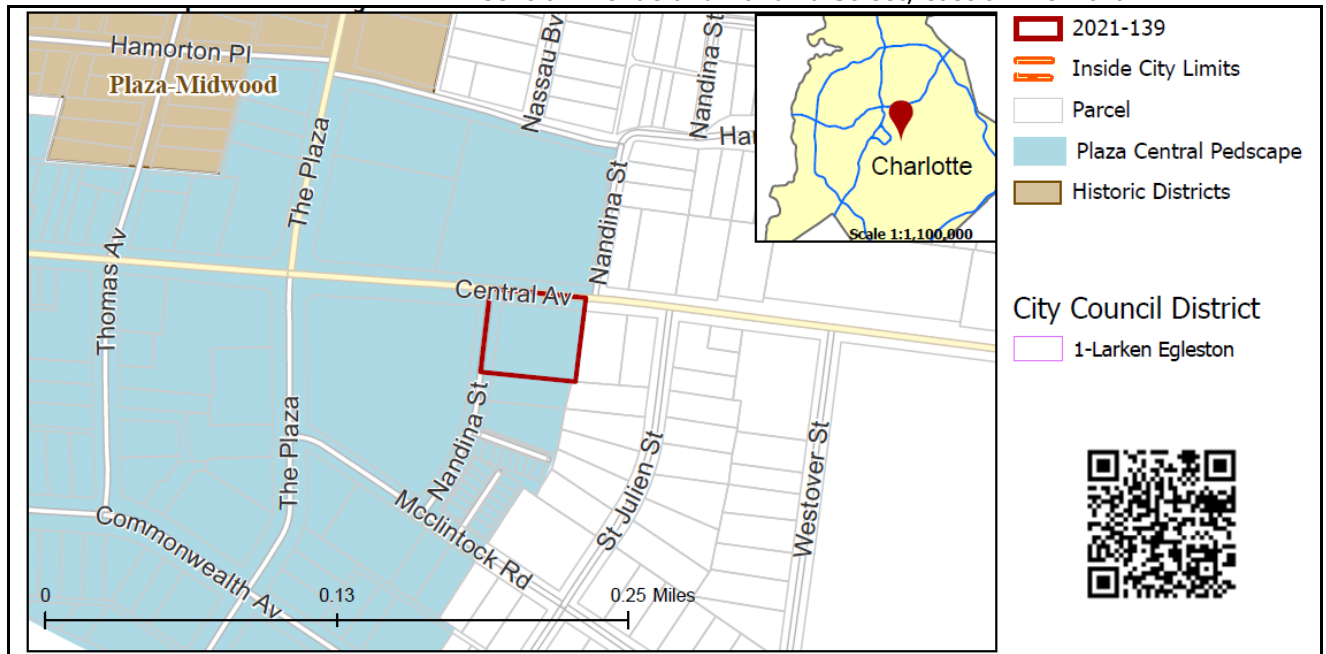


REQUEST

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

LOCATION

Approximately 0.69 acres located at the southeast intersection of Central Avenue and Nandina Street, east of The Plaza.



SUMMARY OF PETITION

The petition proposes to allow all uses in the B-2 PED (general business, pedscape overlay) zoning district with an optional provision for minimum parking standards on a parcel currently developed with commercial uses.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Boulevard at 1800 Central, LLC
Boulevard at 1800 Central, LLC
John Carmichael
Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Plaza-Central Pedscape Plan* (2003) recommendation of office, retail, and multi-family uses up to 12 dwelling units per acre on this site.

Rationale for Recommendation

- The site is currently developed with a recently constructed building for various commercial uses, though portions of the building remain vacant.
- The existing minimum parking standards for the pedestrian overlay district require 1 parking space per 125 square feet of EDEE uses and 1 parking space per 600 square feet of all other non-residential uses. This petition's optional provision for a standardized 1 space per 600 square feet of all non-residential uses allows for greater flexibility in the ratio of EDEE uses to other non-residential uses

without necessitating the construction of more parking in an area that is shifting to transit and pedestrian-friendly development.

- A decrease in the overall required parking at this site supports the goals of the pedestrian overlay district to “promote a mixture of uses in a pedestrian-oriented setting of moderate intensity...to support economic development along business corridors.”
- This optional provision to lower minimum parking standards align with the goals of the pedestrian overlay district as well as the planned transit routes in this area which will directly contribute to a diversity of transportation options. The petition is located along the proposed Gold Line route on this portion of Central Avenue and will also be within a ½-mile walk of the proposed Pecan Station for the Silver Line.

PLANNING STAFF REVIEW

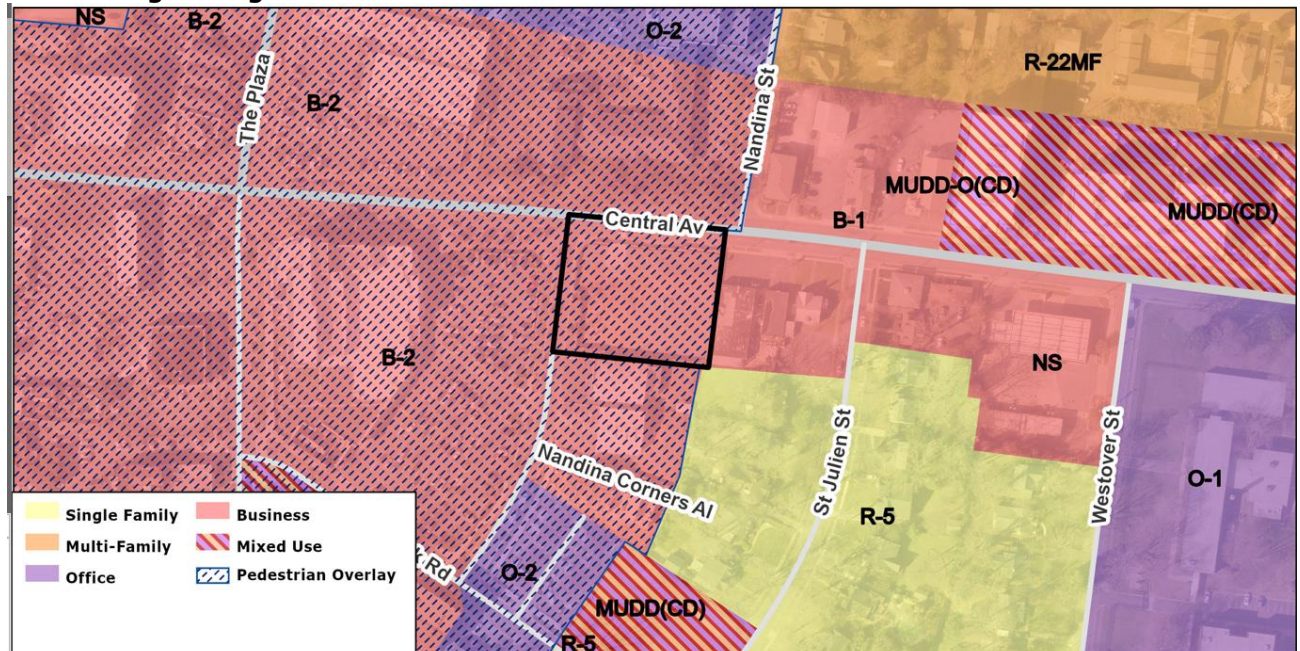
• Background

- On December 21, 2021, City Council held a public hearing for petition 2021-139 for a conventional request to rezone the subject site to TOD-NC. Following discussions between the petitioner, City Council, and staff, the petitioner decided to convert the request to B-2 PED-O since the original intent of the requested TOD-NC zoning district was to modify required parking standards on the site but retain the newly constructed development as is. The conversion to a conditional petition allowed for another opportunity to gather community feedback and better communicate the intentions of the petitioner to maintain the current development on the site.

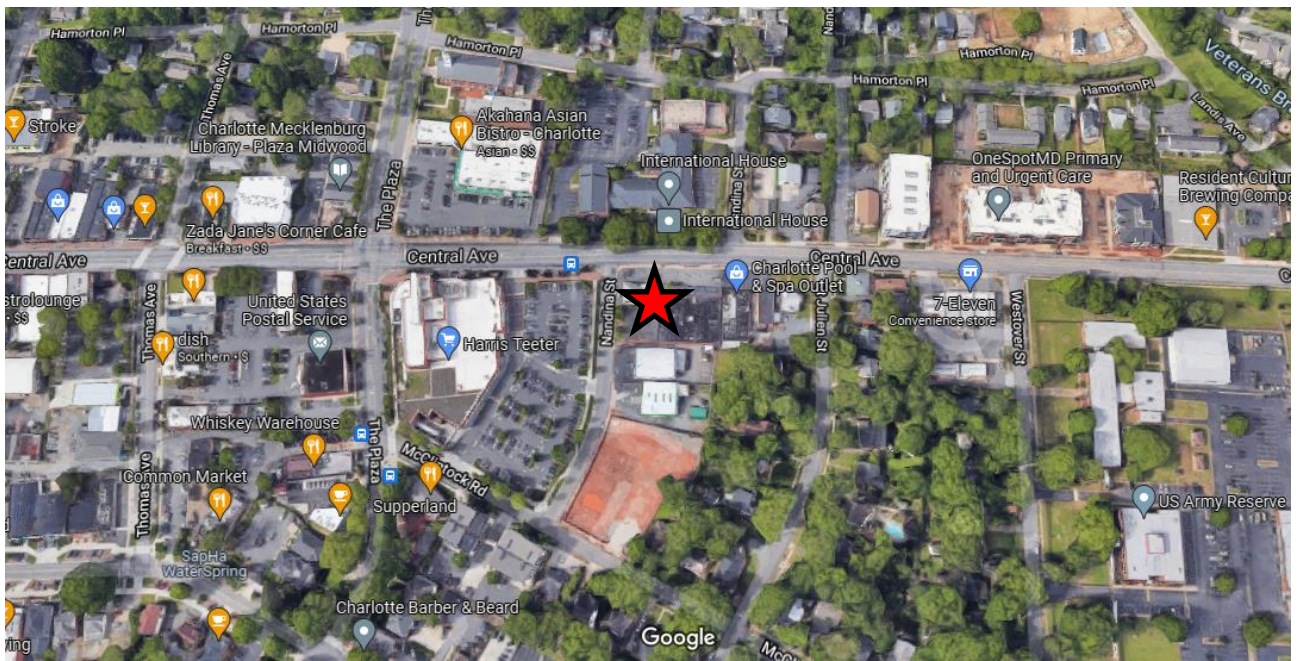
• Proposed Request Details

- Allows all uses in the B-2 PED (general business, pedscape overlay) zoning district with an optional provision to set the minimum parking standard to 1 parking space per 600 square feet for all non-residential uses. These uses include eating, drinking, and entertainment establishments. The parking requirements for religious institutions, hotels, and residential uses shall be governed by the Ordinance.

• Existing Zoning and Land Use



- The site is currently zoned B-2 PED and is in an area with retail, institutional, office, and various types of residential uses.



- The subject site is denoted with a red star.



- North of the site are institutional uses with a building used by a local non-profit organization.



- East of the site are retail uses.



- South of the site are retail and multi-family residential uses.



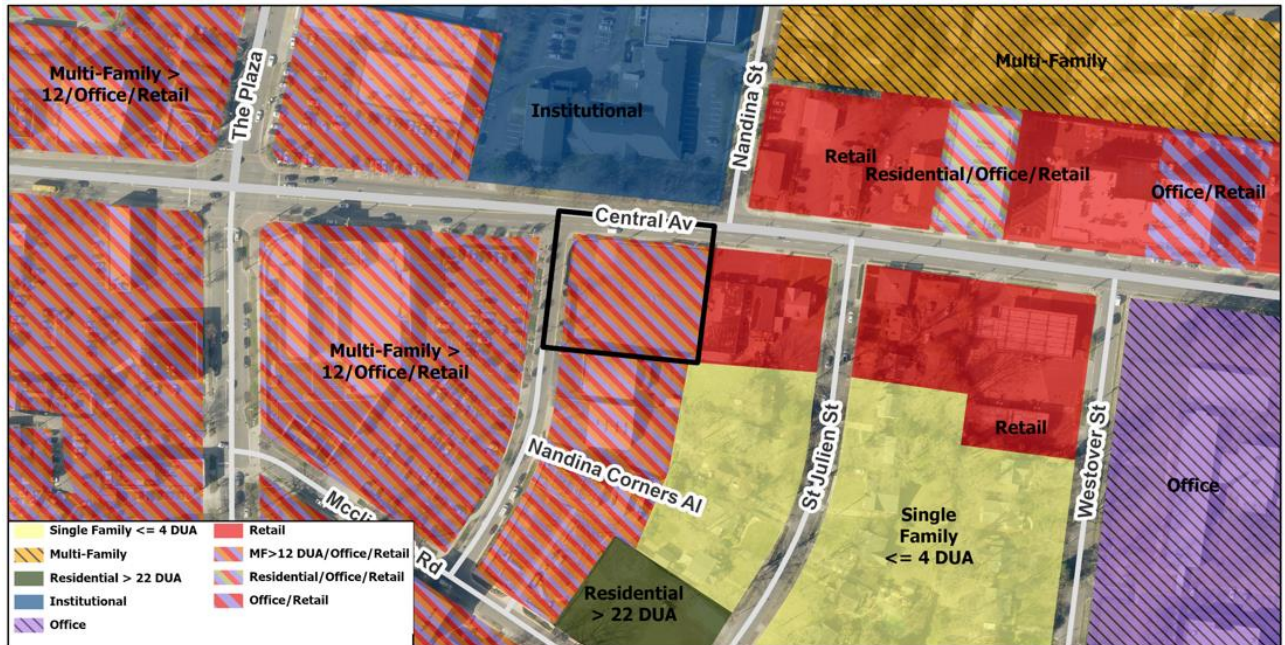
- West of the site are retail uses.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2017-012	Rezoned 0.683 acres from R-5 to MUDD(CD).	Approved
2018-086	Rezoned 0.23 acres from B-2 to MUDD-O.	Approved
2019-183	Rezoned 0.24 acres from B-2 PED to B-2 PED-O.	Approved

- **Public Plans and Policies**



- The *Plaza-Central Pedscape Plan* (2003) recommends office, retail, and multi-family uses up to 12 dwelling units per acre on this site.

TRANSPORTATION SUMMARY

- The site is located adjacent to Nandina Street, a City-maintained local street and Central Avenue a City-maintained major thoroughfare. 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 in the Pedestrian Overlay District.
- **Active Projects:**
 - Future phase of Streetcar (unfunded)
 - Future Silver Line along Independence Boulevard
 - Proposed stations at Pecan Avenue and Morningside Drive.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (the site is vacant).
 - Entitlement: 1,295 trips per day (based on 10,425 square feet of retail uses).
 - Proposed Zoning: 1,295 trips per day (based on 10,425 square feet of retail uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **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:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.

- **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No comments submitted.
-

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





Planner: Holly Cramer (704) 353-1902









Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-139

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	✓

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>