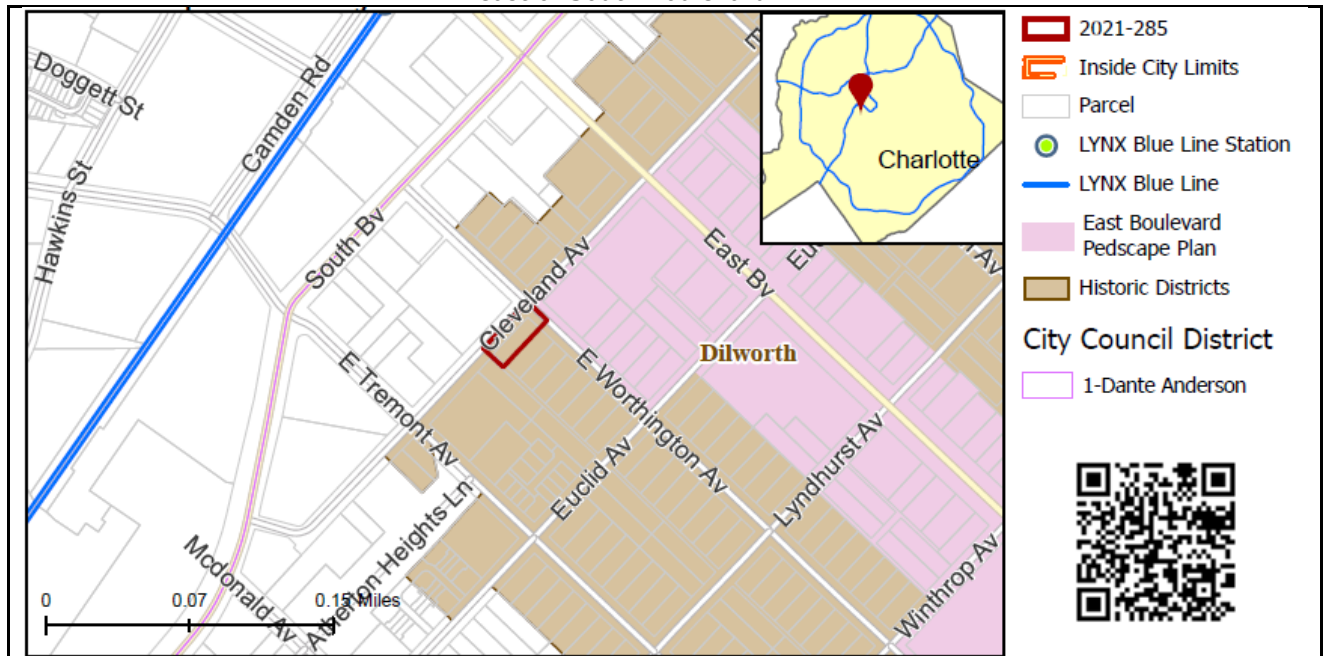


## REQUEST

Current Zoning: B-1 HD (neighborhood business, historic district)  
Proposed Zoning: MUDD-O HD (mixed use development district - optional, historic district)

## LOCATION

Approximately 0.15 acres located in the southern quadrant of the intersection of Cleveland Avenue and East Worthington Avenue, east of South Boulevard.



## SUMMARY OF PETITION

The petition proposes to allow for the development of commercial uses on a vacant parcel with an optional provision to reduce minimum parking requirements.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Raynor Historic Properties, LLC  
Clearwater Development Partners, Inc.  
Collin Brown, Alexander Ricks, PLLC  
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

The petition is **inconsistent** with the *2040 Policy Map (2022)* recommendation for Neighborhood 1 on this site.

### Rationale for Recommendation

- The subject site is vacant and the uses directly surrounding the parcel are various retail and office businesses. The current Neighborhood 1 recommendation for the site does not reflect the existing uses of the parcel or the development trends of this specific area which resides between the dense corridor of South Boulevard and the more moderately intense development to the south and east of the site that houses primarily residential and mixed uses.
- The application of the Neighborhood Center Place Type as opposed to Neighborhood 1 more accurately conveys this parcel's situational

characteristics among TOD areas to its north, west, and south and the residential mixed-use areas to its south and east. The Neighborhood Center Place Type encourages pedestrian-friendly mixed-use developments that service nearby residents within a short walk.

- This rezoning allows for the vacant site to be redeveloped with up to 7,000 square feet of commercial uses and up to 1,500 square feet of outdoor seating and plaza space with a maximum building height of 45 feet.
- The plan's optional provision to reduce the minimum parking required in the MUDD zoning district allows for more of the site to be dedicated to active uses that service the neighborhood while still maintaining a contextually appropriate amount of parking. This reduction in parking also supports the TOD character of the area that surrounds the parcel's northwestern and southern boundaries.
- The petition commits to enhancing the site's pedestrian infrastructure.
- The petition prohibits noxious uses that would be inappropriate for the area.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022), from Neighborhood 1 to Neighborhood Center for the site.

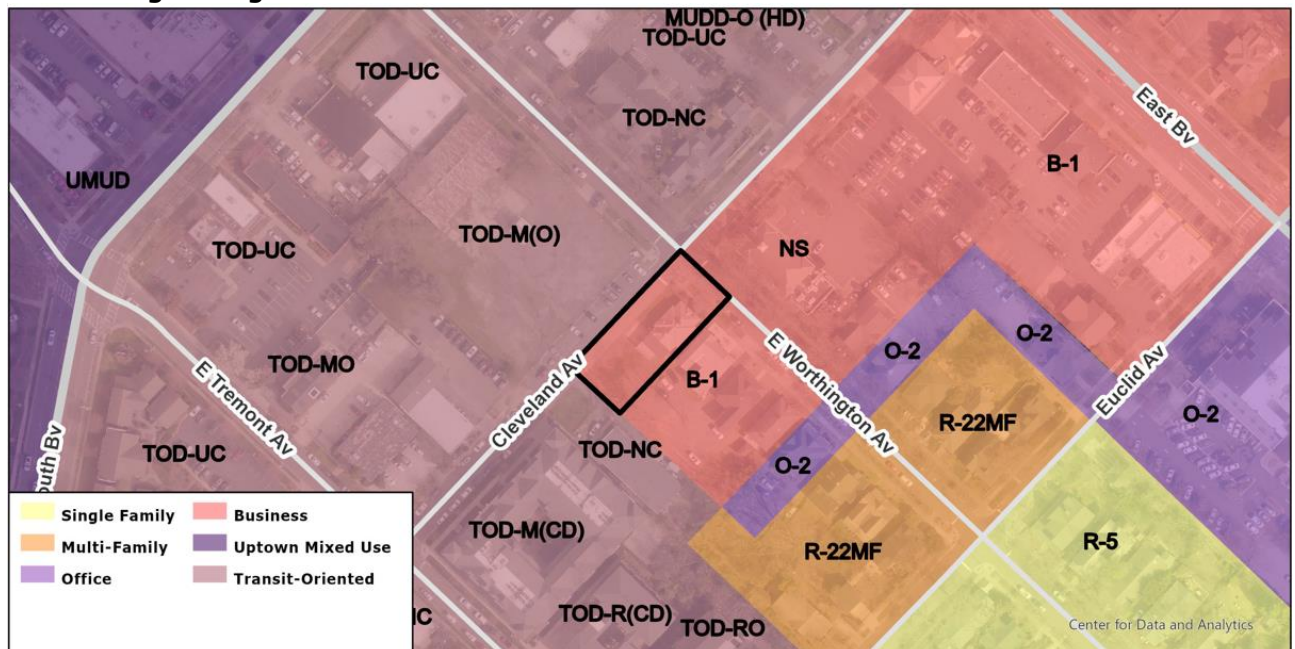
## PLANNING STAFF REVIEW

### • **Proposed Request Details**

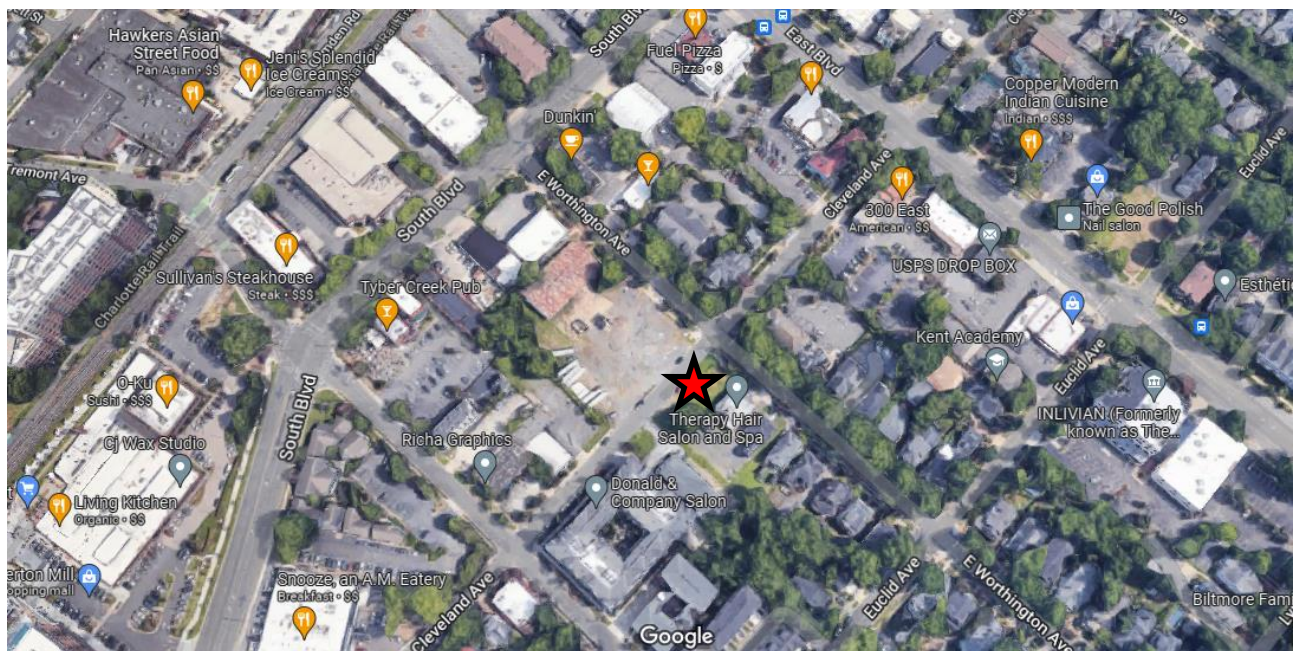
The site plan accompanying this petition contains the following provisions:

- Proposes development of the site with a maximum of 7,000 square feet of commercial uses and 1,500 square feet of outdoor seating and plaza uses.
- Prohibits the following uses:
  - Car washes
  - Automobile service stations
  - Self-storage facilities
  - EDEEs with accessory drive-through service windows
- Limits building height to 45'.
- Requests an optional provision to reduce the required parking on the site to a total of 5 spaces.
- Provides the following transportation provisions:
  - Vehicular access via the existing alleyway located off Cleveland Avenue.
  - Construction of 8' sidewalk and 8' planting strip where feasible along the site's frontage on East Worthington Avenue.
  - Petitioner will provide a 2' sidewalk utility easement 2' behind the future back of sidewalk for Cleveland Avenue and East Worthington Avenue.
  - Commits to update curb ramps to be ADA compliant at the corner of East Worthington Avenue and Cleveland Avenue.
- Commits to architectural details compliant with Historic District Commission (HDC) standards and will coordinate with HDC review regarding architectural standards and elevations.

- Existing Zoning and Land Use

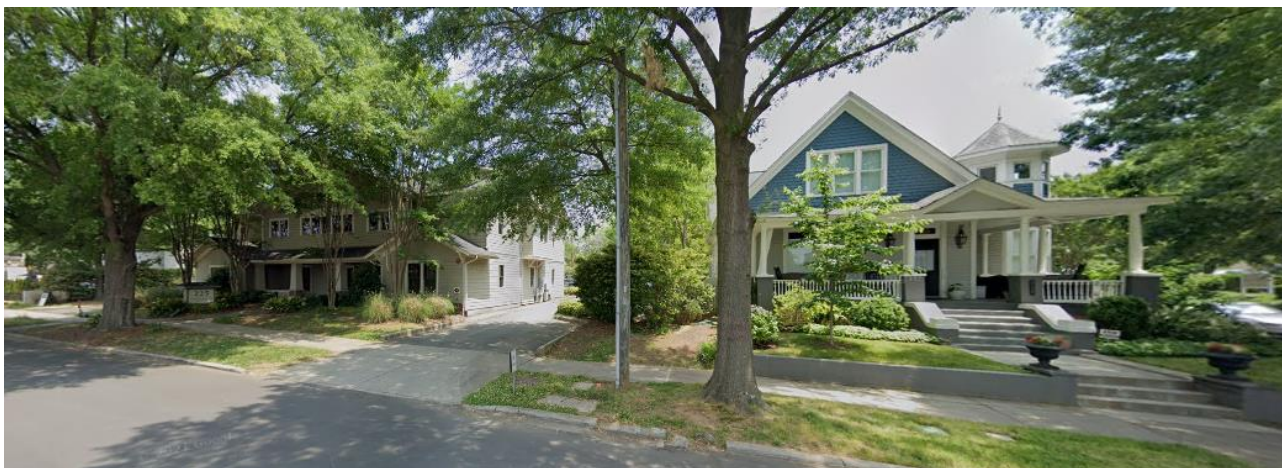


- The site is currently zoned B-1 and is in an area with retail, office, single family residential, multi-family residential, and light industrial uses.



- The subject site is denoted with a red star.





- North of the site are office uses in what were formerly single family homes, a common trait in the area's commercial spaces.



- Northeast of the site is a former church that has most recently been used as a restaurant space amid other retail and office uses.



- Directly southeast of the site is Therapy Hair Salon and other retail and office uses.



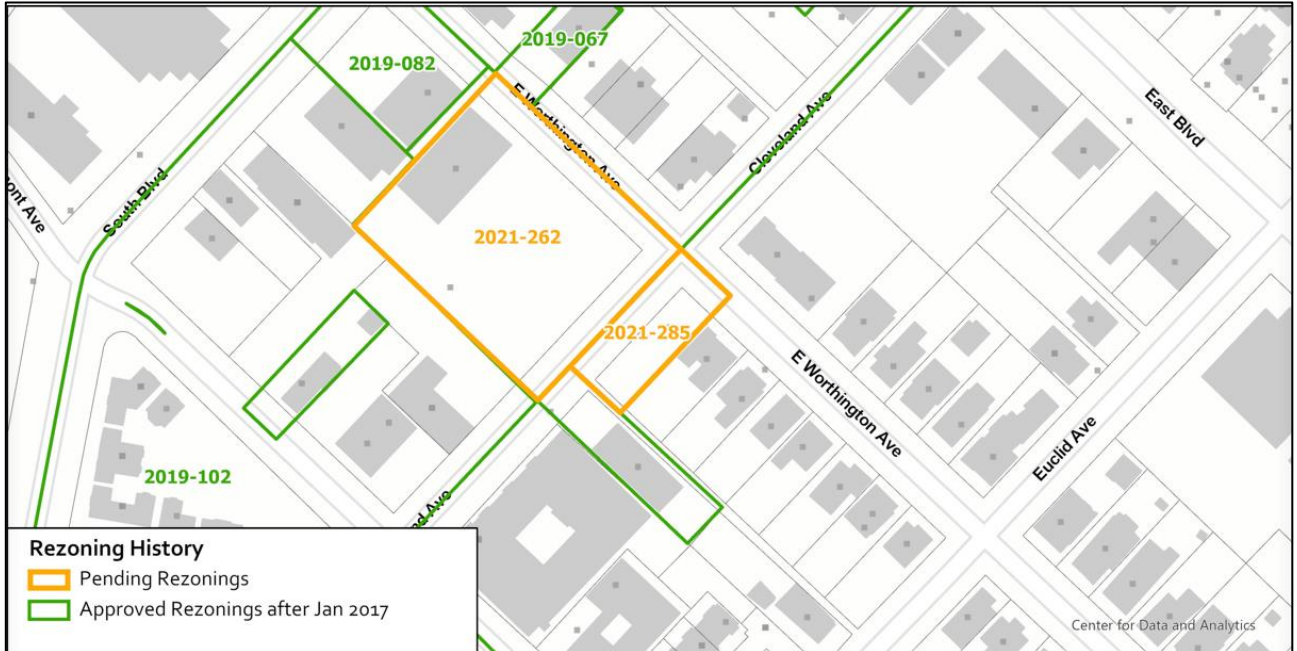


- South of the site is a real estate agency office and multi-family residential development.



- The lot west of the site is being rezoned to TOD-NC(CD) and TOD-UC(CD) as petition 2021-262.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-067	Rezoned 0.15 acres from B-1 to TOD-UC.	Approved
2019-082	Rezoned 0.32 acres from B-1 to TOD-UC.	Approved
2019-102	Rezoned 1,7771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2021-262	Rezoning 1.14 acres from TOD-M(O) to TOD-NC(CD) and TOD-UC(CD).	Pending

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 on this site.

- **TRANSPORTATION SUMMARY**

- The site is located in the southern quadrant of the intersection of two city maintained Local Roads, Cleveland Avenue and East Worthington Avenue. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. The site plan commits to meet ordinance requirements including, right-of-way dedication, ADA compliant pedestrian accommodations, and the addition of conditional notes. All CDOT comments have been addressed.
- **Active Projects:**
  - There are no active projects near the site.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on the lot being vacant).
    - Entitlement: 295 trips per day (based on 1,500 square feet of B-1 uses).
  - Proposed Zoning: 525 trips per day (based on 7,000 square feet of retail).

**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](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** 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 comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

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

**Planner:** Holly Cramer (704) 353-1902







## Goals Relevant to Rezoning Determinations








### Rezoning Petition # 2021-285

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
	<b>Goal 1: 10- Minute Neighborhoods</b> 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.	✓
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> 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
	<b>Goal 3: Housing Access for All</b> 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
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> 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><b>Goal 5: Safe &amp; Equitable Mobility</b></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><b>Goal 6: Healthy, Safe &amp; Active Communities</b></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><b>Goal 7: Integrated Natural &amp; Built Environments</b></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><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></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><b>Goal 9: Retain Our Identity &amp; Charm</b></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><b>Goal 10: Fiscally Responsible</b></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>