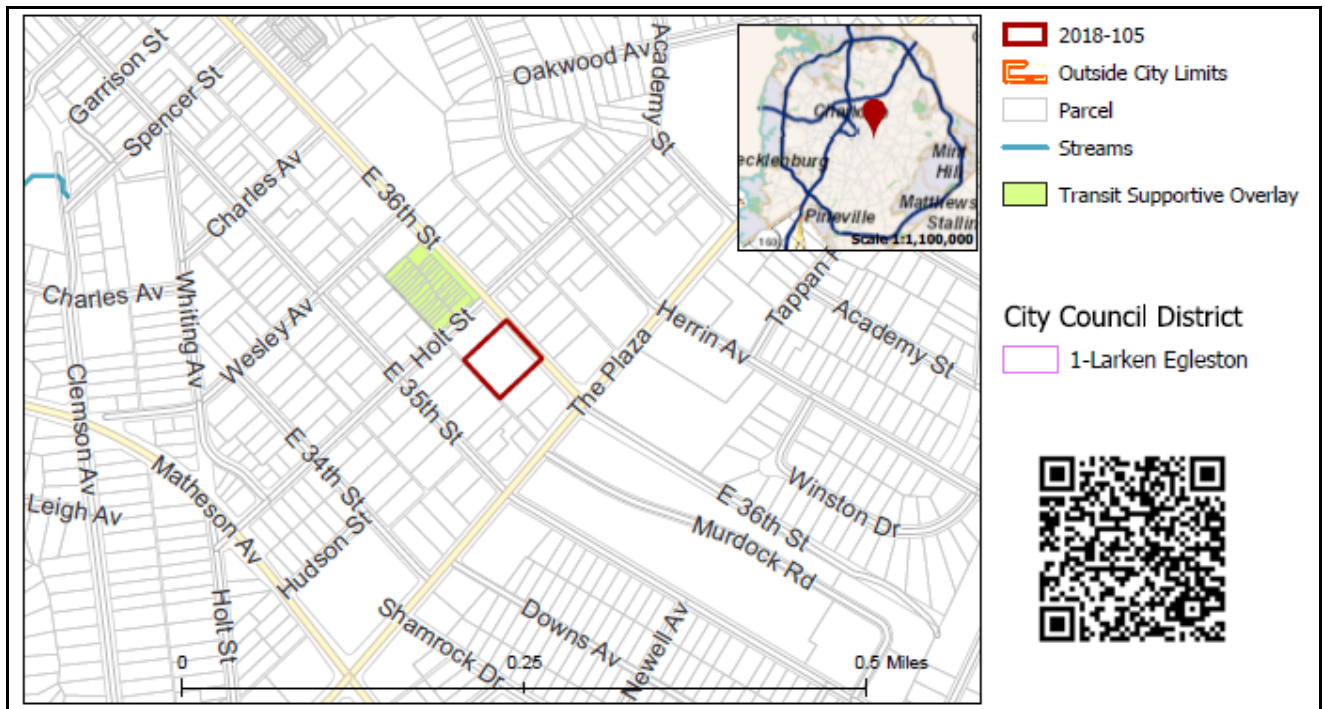


**REQUEST**

Current Zoning: B-1 (neighborhood business)  
Proposed Zoning: NS (neighborhood services)

**LOCATION**

Approximately 0.90 acres located on the south side of East 36<sup>th</sup> Street between The Plaza and Holt Street.  
(Council District 1 - Egleston)



**SUMMARY OF PETITION**

The petition proposes reuse and expansion of an existing building, to allow up to 11,000 square feet of building area for retail and eating/drinking/entertainment establishment (EDEE) uses and uses permitted in the NS (neighborhood services) district.

**PROPERTY OWNER**

NoDa Ventures, LLC

**PETITIONER**

Greg Godley

**AGENT/REPRESENTATIVE**

Andrew Blumenthal

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 62.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Central District Plan*, which recommends retail uses.

Rationale for Recommendation

- The site is currently developed with a retail use, which is proposed to be repurposed for uses allowed in the NS (neighborhood services) district.
- The site is located on a commercial corridor that serves surrounding neighborhoods.

- The uses allowed by NS (neighborhood services) would provide goods and services to the residents of the adjoining neighborhoods.
- Enhanced streetscape along E. 36<sup>th</sup> Street will enhance walkability in area.

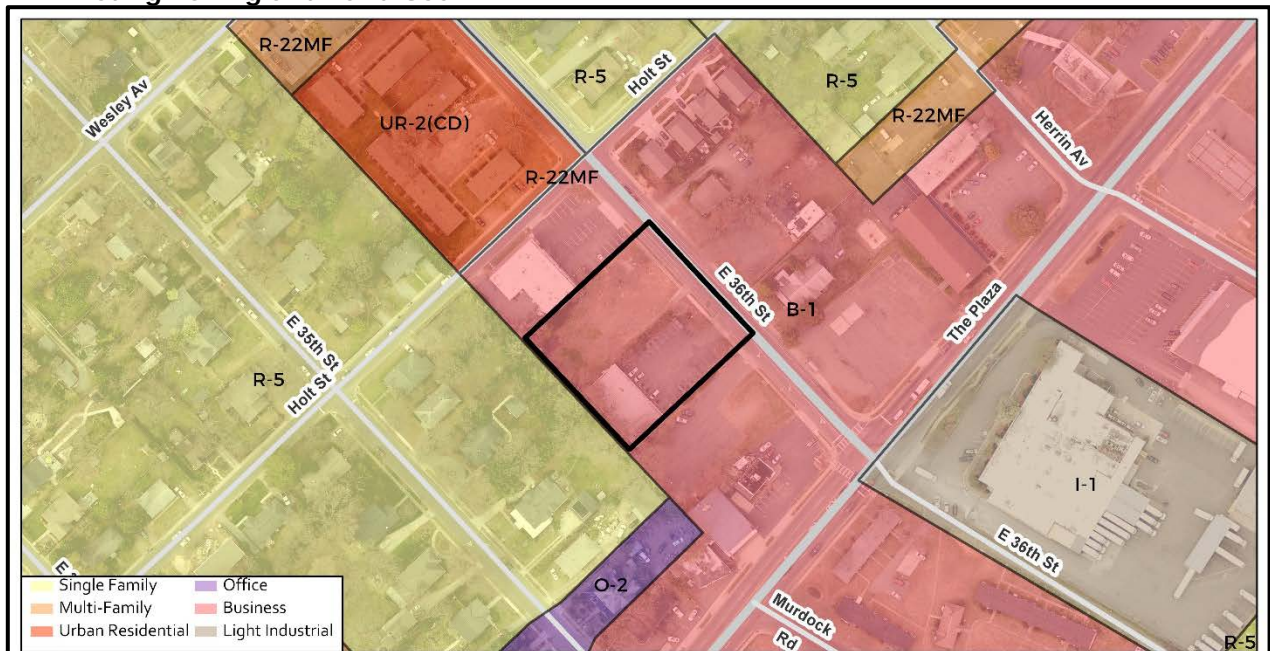
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Total of 11,550 square feet of building area consisting of a 5,000 square-foot existing building and a 6,000 square-foot expansion, ~~with an additional building expansion of five percent permitted.~~
- Permitted uses include those allowed in the NS (neighborhood services) district, with the exception that residential dwellings are prohibited.
- Reconfiguration of and addition to existing parking located between the building and the street.
- Parking to be screened along E. 36<sup>th</sup> Street with a three-foot tall wood slat wall with brick veneer columns.
- Provision of cross-access easements to abutting parcels to the east and west, to be provided when the sites are developed.
- Provision of an eight-foot planting strip and eight-foot sidewalk along E. 36<sup>th</sup> Street. Exact location to be determined during permitting.
- Addition of a patio at the rear of the site between the buildings and existing alley.

### • Existing Zoning and Land Use



- The subject property is developed with a retail/commercial use.
- The site is surrounded by nonresidential uses in B-1 zoning located on either side of E. 36<sup>th</sup> Street between Holt Street and The Plaza. Abutting uses to the rear are residential dwellings in residential zoning. The majority of other uses include a mix of single family and multi-family uses and business and industrial uses on the south side of The Plaza.





The subject property is developed with a commercial use.



Properties to the north along East 36<sup>th</sup> Street are developed with single family homes.



Properties to the south along The Plaza are developed with a mixture of commercial uses.

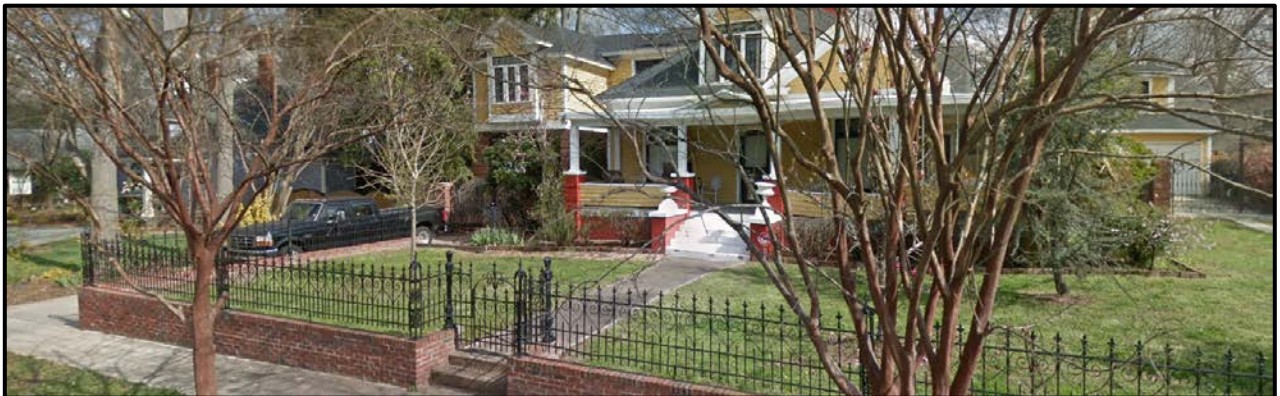




Properties to the east along The Plaza are a mixture of commercial uses.

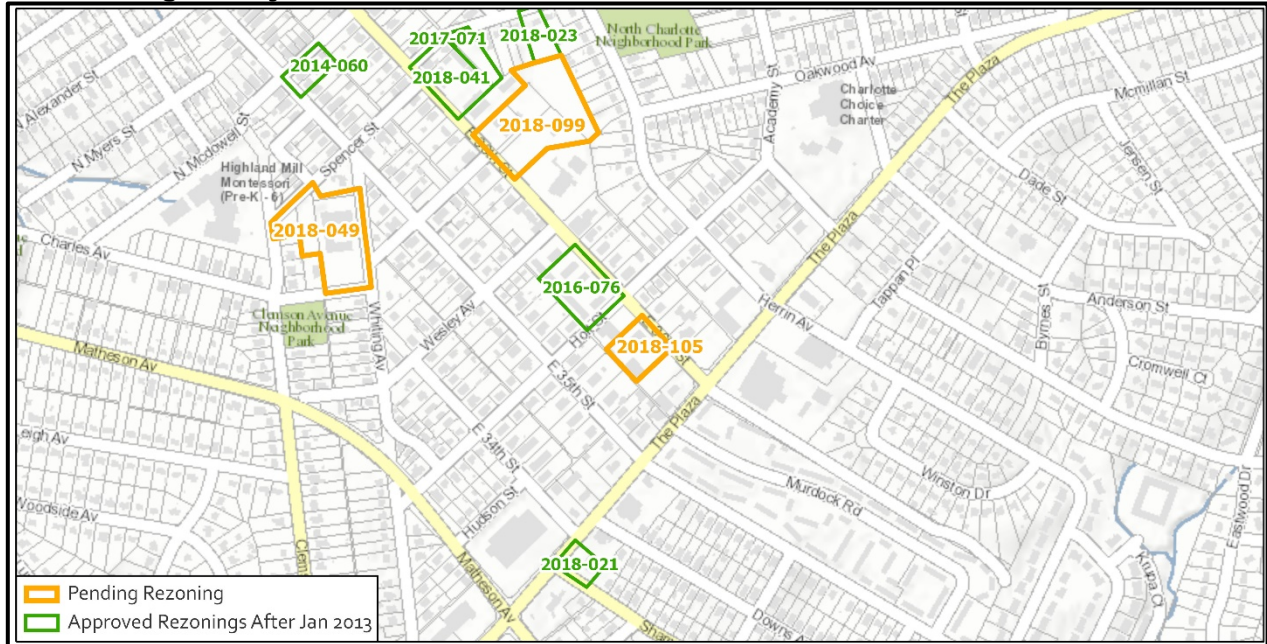


Properties to the west along Holt Street are developed with residential uses.



Properties to the south along East 35<sup>th</sup> Street are developed with single family homes.

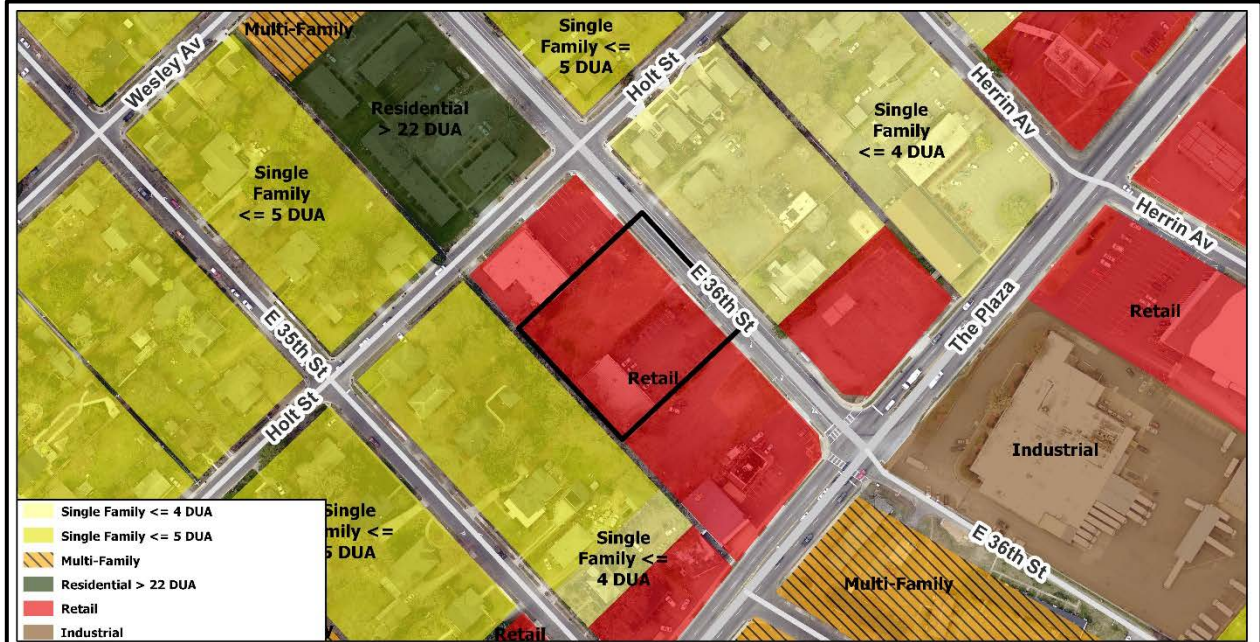
- **Rezoning History in Area**



| Petition Number | Summary of Petition  | Status   |
|-----------------|--|----------|
| 2014-060        | Rezoned 0.46 acres to UR-1(CD) (urban residential, conditional) to allow the creation of three single family lots.   | Approved |
| 2016-076        | Rezoned 1.35 acres to UR-2(CD) TS (urban residential, conditional, transit supportive) to allow 32 townhomes.  | Approved |
| 2017-071        | Rezoned 1.5 acres to UR-2(CD) (urban residential, conditional) to allow 22 townhomes and two single family homes.  | Approved |
| 2018-021        | Rezoned 0.37 acres to B-1 (neighborhood business) to allow all uses in the B-1 district.   | Approved |
| 2018-023        | Rezoned 0.54 acres to R-6 (single family residential) to allow all uses in the R-6 district.   | Approved |
| 2018-041        | Rezoned 1.27 acres to (UR-2(CD) (urban residential, conditional) and UR-2(CD) SPA (urban residential, conditional, site plan amendment) to allow 27 townhomes. | Approved |
| 2018-049        | Requesting zoning change to MUDD-O (mixed use development, optional) to allow reuse an existing structure and up to 20 residential dwelling units              | Pending  |
| 2018-099        | Requesting zoning change to MUDD(CD) (mixed use development, conditional) to allow 65 townhomes.   | Pending  |



- **Public Plans and Policies**



- The *Central District Plan* (1993) recommends retail uses for the site.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a minor thoroughfare. The site commits to improving the existing sidewalk.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 1,620 trips per day (based on 11,000 square feet of retail).
      - Entitlement: 1,620 trips per day (based on 11,000 square feet of retail).
    - Proposed Zoning: 1,670 trips per day (based on 11,550 square feet of retail).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Non-residential rezonings do not impact school utilization.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along E. 36<sup>th</sup> Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along E. 36<sup>th</sup> Street.
- **Engineering and Property Management:**
  - **Arborist:** No outstanding issues.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**

Land Use

1. ~~Amend proposed uses under development data to reflect all uses permitted in the NS district excluding residential uses.~~ Addressed

Site and Building Design

2. ~~Show minimum five foot sidewalk connection to the sidewalk along the public street.~~ Addressed
3. ~~Screen parking from view from abutting properties.~~ Addressed
4. ~~Remove location and labeling for a detached sign.~~ Addressed

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5. ~~Show location of proposed five percent expansion.~~ Addressed
  6. ~~Limit building height to 40 feet.~~ Addressed
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Sonja Strayhorn Sanders (704) 336-8327