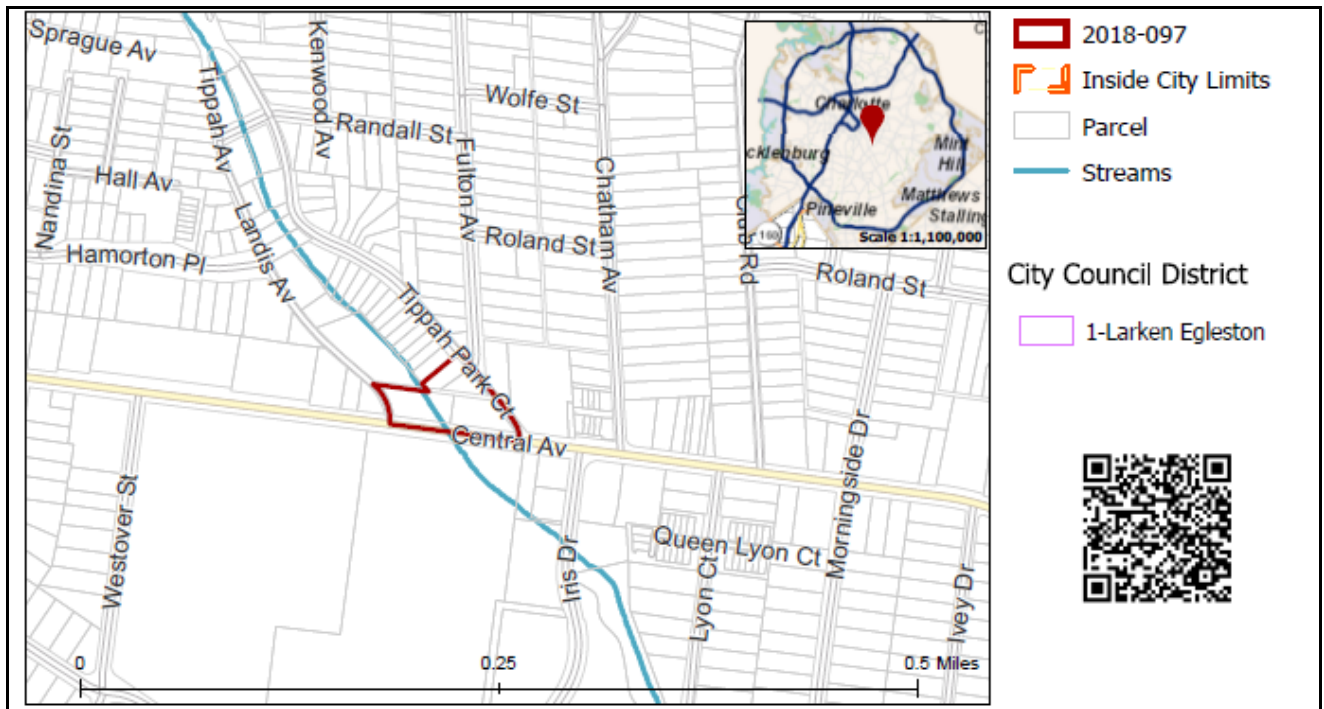


**REQUEST**

Current Zoning: O-2 (office) and B-1 (neighborhood business)  
Proposed Zoning: NS (neighborhood services)

**LOCATION**

Approximately 1.04 acres located on the north side of Central Avenue between Tippah Park Court and Landis Avenue.  
(Council District 1 - Egleston)



**SUMMARY OF PETITION**

The petition proposes to allow up to 8,000 square feet of uses permitted in the NS (neighborhood services) district, and up to 30 residential units in a single building.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**  
**COMMUNITY MEETING**

Jupiter Group, LLC  
Stamatis Tsilimos  
Paul Pennell, Urban Design Partners, PLLC  
Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 9.

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The proposed nonresidential/commercial uses permitted in the NS district are consistent with the *Central District Plan*'s retail recommendation for the front portion of the site, but the residential use is inconsistent. For the back portion of the site, the plan recommends multi-family development; the proposed mix of uses is inconsistent with the plan.

Rationale for Recommendation

- The proposal for a mixture of residential and nonresidential uses in a single building, with appropriate urban design elements, is

compatible with the surrounding context and the evolving character of this portion of Central Avenue

- The subject site is located on Central Avenue, which is a commercial corridor, and along a future phase of the proposed LYNX Gold Line Streetcar alignment.
- This site's location within ½ mile of the Central Avenue/Plaza Midwood business district places it within walking distance of neighborhood goods and services as well as entertainment opportunities, and Veteran's Park.
- The site is walkable from surrounding residences including new residences in the Morningside neighborhood area.
- This project proposes buildings that are sensitive in scale to the surrounding neighborhood.

The approval of this petition will revise the adopted future land use, as specified by the *Central District Plan*, from retail for a portion and multi-family residential for a portion, to mixed use multi-family residential/office/retail for the full site.

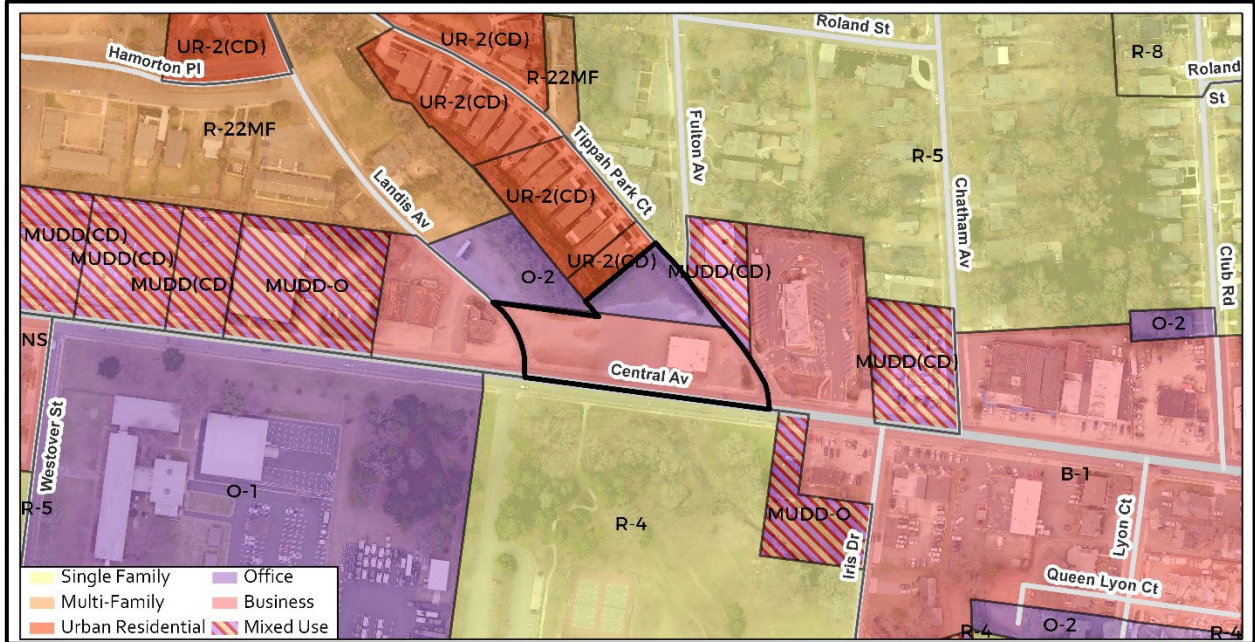
## PLANNING STAFF REVIEW

### • Proposed Request Details

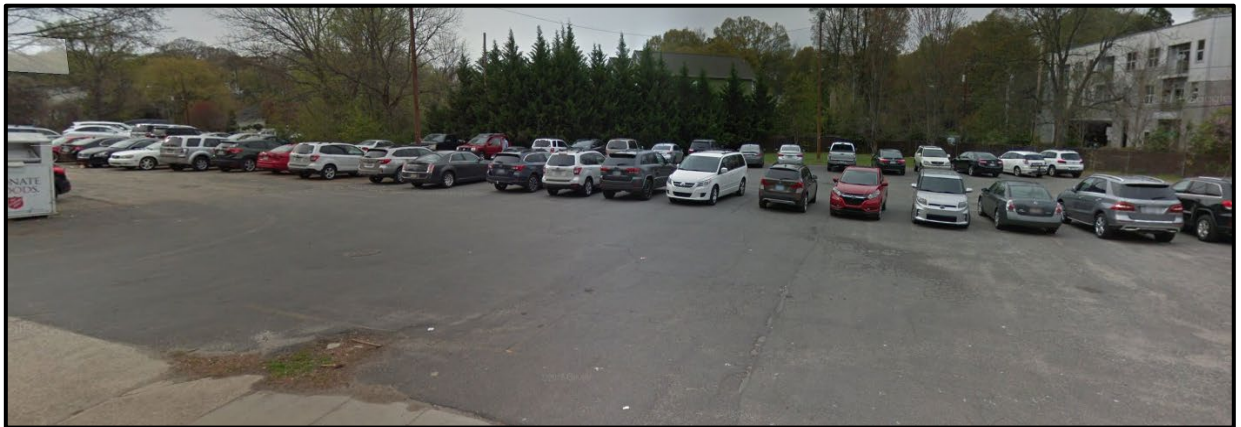
The site plan accompanying this petition contains the following provisions:

- Proposes uses consisting of up to 8,000 square feet of a mix of uses permitted in the NS (neighborhood services) district, and up to 30 residential units in a single three-story building.
  - Maximum building height of three stories and 45 feet.
  - Site access via Tippah Park Court and Landis Avenue.
  - Provides an eight-foot planting strip and eight-foot sidewalk along all three public streets (Landis Avenue, Central Avenue, and Tippah Park Court).
  - Petitioner shall coordinate with the city to accommodate the pedestrian connection to the mid-block crossing accessing Veteran's Neighborhood Park.
  - Building materials will be a combination of brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, metal, glass, decorative block and/or wood.
  - Buildings shall be placed so as to present a front or side façade to all streets.
  - Facades fronting streets shall include a combination of windows and operable doors for a minimum of 80% of each frontage elevation.
  - Building facades, excluding windows, will incorporate a minimum 80% masonry materials such as brick, precast or stone.
  - Operable door spacing not to exceed 75 feet along public rights of way.
  - No blank wall expanses in excess of 20 feet in all directions.
  - Building elevations designed with vertical bays of articulated architectural features.
  - A 16-foot setback measured from the back of existing curb along Central Avenue, Tippah Park Court, and Landis Avenue.
  - Reserving space for a Gold Line CATS stop.
  - Restricted from utilizing amplified music in exterior spaces.
  - Petitioner to grant temporary construction easements for a future Gold Line Extension platform stop.
  - Existing interior alley right-of-way to be abandoned.
- Parking along Central Avenue will be screened from view from public streets utilizing a combination of walls and landscaping. landscape materials, green screen, fencing masonry wall or a combination thereof.

• **Existing Zoning and Land Use**



- Petition 1993-59 correctively rezoned a portion of the subject property from B-2 (general business) to B-1 (neighborhood business) as recommended in the *Central District Plan* to prevent development of more intensive commercial uses along Central Avenue, which would change the character of the corridor and negatively affect adjacent residential neighborhoods.
- The subject property is zoned O-2 (office) and B-1 (neighborhood business), and is developed with a vacant commercial building.
- Adjacent parcels fronting both sides of Central Avenue contain various neighborhood serving office and commercial uses, and Veteran's Park, which is located in R-4 (single family residential) zoning.
- Surrounding properties behind lots fronting both sides of Central contain single family residential, office condominiums, and office uses.



The subject property is vacant and currently used as an overflow parking lot.

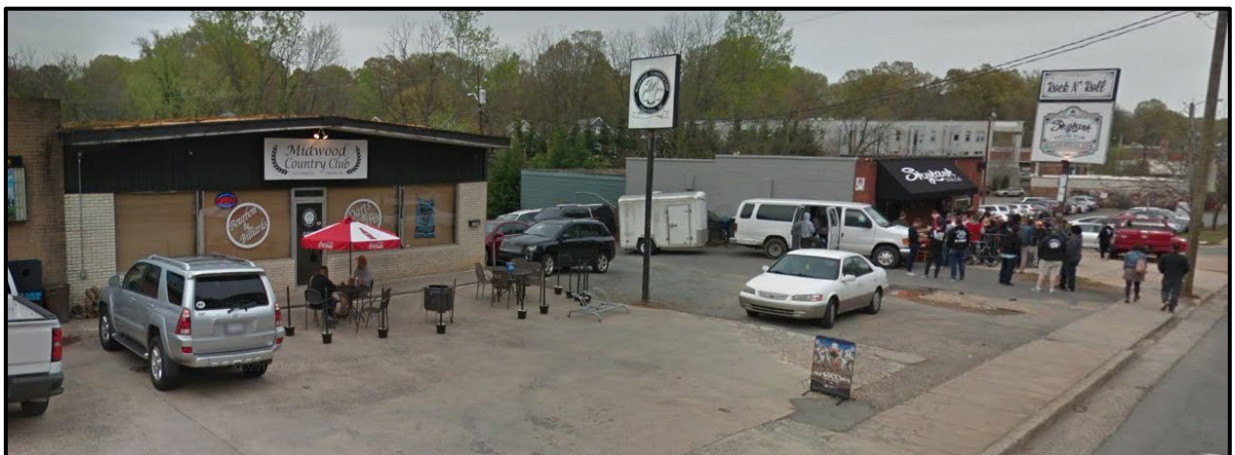




The property to the south along Central Avenue is Veterans Park.



Properties to the north along Tippah Park Court are developed with single family homes.



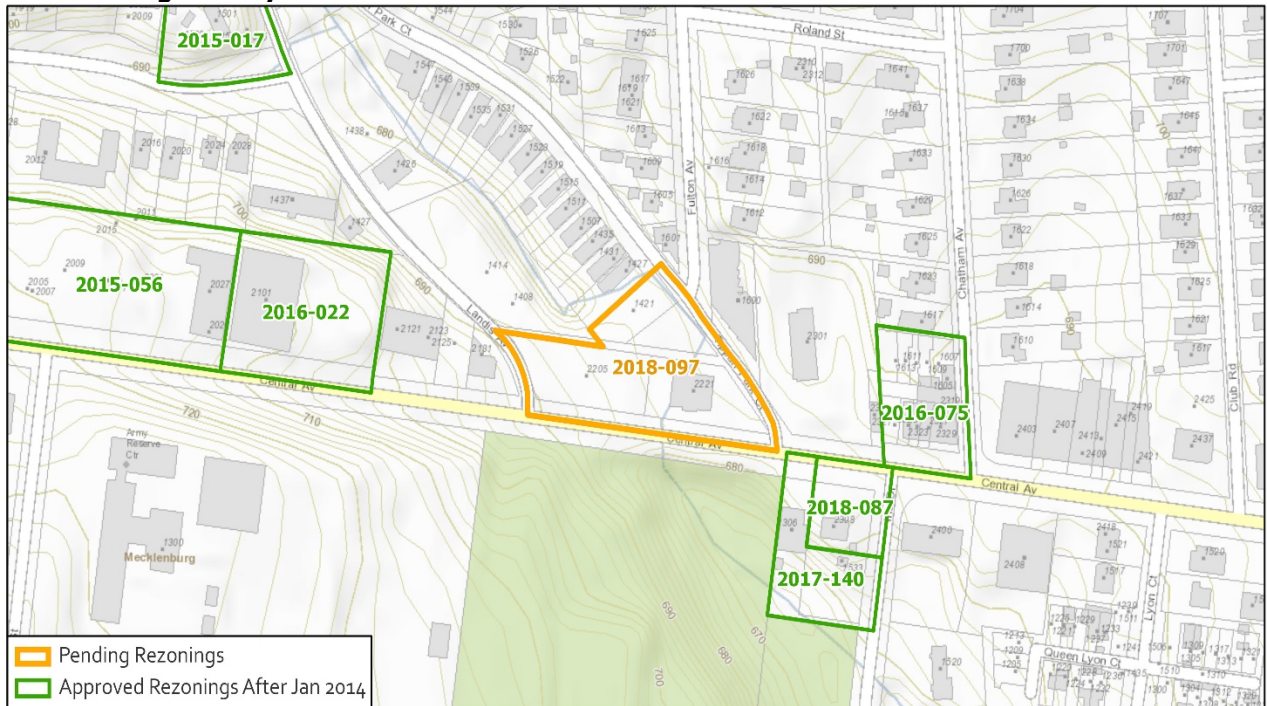
Properties to the west are developed with breweries and bars along Central Avenue.





Properties to the east along Central Avenue are developed with multi-family and restaurant uses.

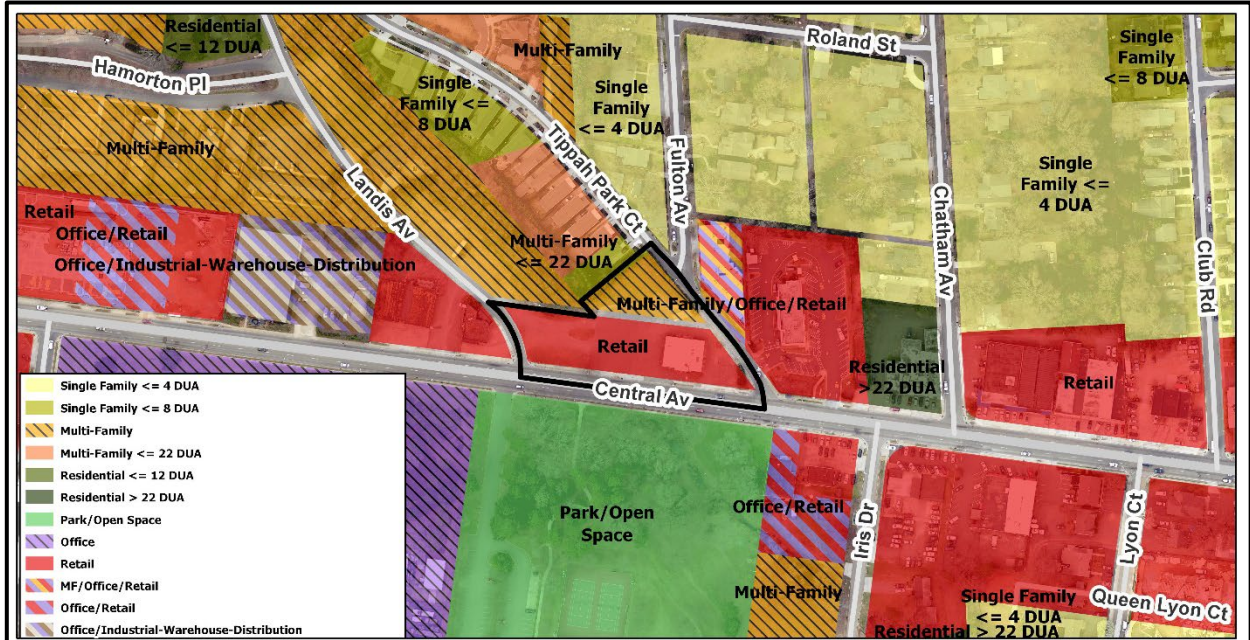
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-087	Petition for 0.22 acres to MUDD-O (mixed use development, optional) to reuse an existing building for all non-residential uses permitted in the MUDD (mixed use development) district.	Approved
2017-140	Rezoned 0.50 acres to MUDD-O (mixed use development, optional) to allow uses permitted in the MUDD (mixed use development) district, including but not limited to retail, office and eating/drinking/entertainment establishments.	Approved
2016-075	Rezoned 0.55 acres to MUDD(CD) (mixed use development, conditional) to allow up to 12 single family attached dwelling units.	Approved
2016-022	Rezoned 1.02 acres to MUDD-O (mixed use development, optional) to reuse an existing building in the Plaza Midwood neighborhood to allow any use in the MUDD (mixed use development) district	Approved

2015-056	Rezoned 1.92 acres to MUDD(CD) (mixed use development, conditional) and MUDD(CD) SPA (mixed use development, conditional, site plan amendment) to allow up to 97 multi-family dwelling units, with up to 7,800 square feet of non-residential uses including 3,000 square feet for leasing office and amenity space and 4,800 square feet of commercial uses along Central Avenue.	Approved
2015-017	Rezoned 0.63 acres to UR-2(CD) (urban residential, conditional) to allow six single family detached residential lots, at a density of 9.5 units per acre.	Approved

• **Public Plans and Policies**



- The *Central District Plan* (1993) recommends retail uses for the front portion of the property along Central Avenue, and multi-family residential for the rear portion along Tippah Park Court.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a major thoroughfare between two local roads. The site plan commits to streetscape improvements and coordination with CATS on the future Gold Line platform stop.
  - **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 0 trips per day (based on vacant lot).  
Entitlement: 350 trips per day (based on 1,040 square feet of retail uses).  
Proposed Zoning: 1,270 trips per day (based on 8,000 square feet of retail uses and 30 multi-family dwelling units).

**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:** The development allowed under the existing zoning would generate three students, while the development allowed under the proposed zoning will produce four students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is one student.
  - The proposed development is not projected to increase the school utilization, which will remain as follows:
    - Shamrock Gardens Elementary remains at 97%
    - Eastway Middle remains at 108%
    - Garinger High remains at 117%.



- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing six-inch water distribution main and 16-inch water transmission main located along Central Avenue and an existing eight-inch water distribution main located along Tippah Park Court. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight-inch gravity sewer mains located along Central Avenue and Tippah Park Court and via an existing 12-inch gravity sewer main located along Landis Avenue.
- **Engineering and Property Management:**
  - **Arborist:** No outstanding issues.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues. See Outstanding Issues Note, 4.
  - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Site and Building Design

1. ~~Remove location of and reference to proposed stop sign.~~ Addressed
2. ~~Amend Note 3 under heading of Streetscape and Landscaping to specify that parking along Central Avenue will be screened by a combination of walls and landscaping per Ordinance requirements.~~ Addressed
3. ~~Amend Note under heading of Purpose to delete reference to two single story buildings.~~ Addressed

##### Environment

4. ~~Amend Note 3 under heading of Environmental Features to reference that pages 565-571 are for the permanent storm drainage easements.~~ 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-Mecklenburg Schools 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