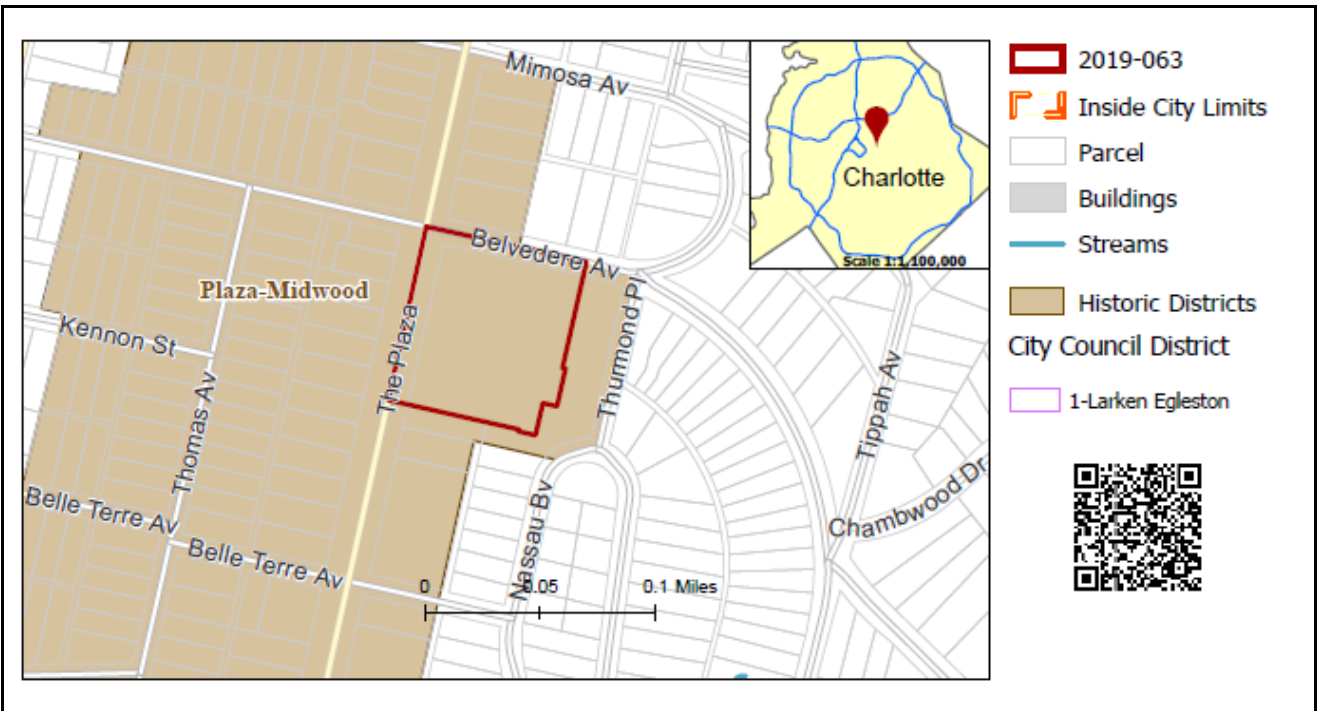


**REQUEST**

Current Zoning: MUDD-O HD-O (mixed use development, optional, historic district overlay)  
Proposed Zoning: MUDD-O SPA HD-O (mixed use development, optional, site plan amendment, historic district overlay)

**LOCATION**

Approximately 2.8 acres located on the east side of The Plaza, south of Belvedere Avenue



**SUMMARY OF PETITION**

The petition proposes to amend the optional plan to allow the addition of two commercial buildings on the site while preserving the existing estate home.

**PROPERTY OWNER**

VLE Partners, LLC

**PETITIONER**

VLE Partners, LLC, Jon Dixon

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 25

**STAFF**

**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with *Central District Plan (1993)* recommendation, as amended by Petition 2018-018, for residential, retail and office uses under the MUDD district.

Rationale for Recommendation

- The subject site, location of the VanLandingham Estate, is a historic landmark which has been used as an event facility and five-room hotel in recent years.

- The proposal commits to retain the VanLandingham Estate home/historic landmark identified as the “Estate Building” and “Orangerie Building,” and adds a 18,000 sq. ft. building adjacent to single family attached dwellings on the edge of the estate and a 5,000 sq. ft. building along Belvedere Avenue.
- The addition of new buildings to the site increases the mix of services available in the neighborhood, while allowing the historic main house to remain on the site. Permitted uses include some retail/commercial uses, consistent with existing approvals.
- Site and building design will be reviewed and approved by Historic Districts Commission and Historic Landmarks to ensure compatibility, context and appropriateness of exterior features.

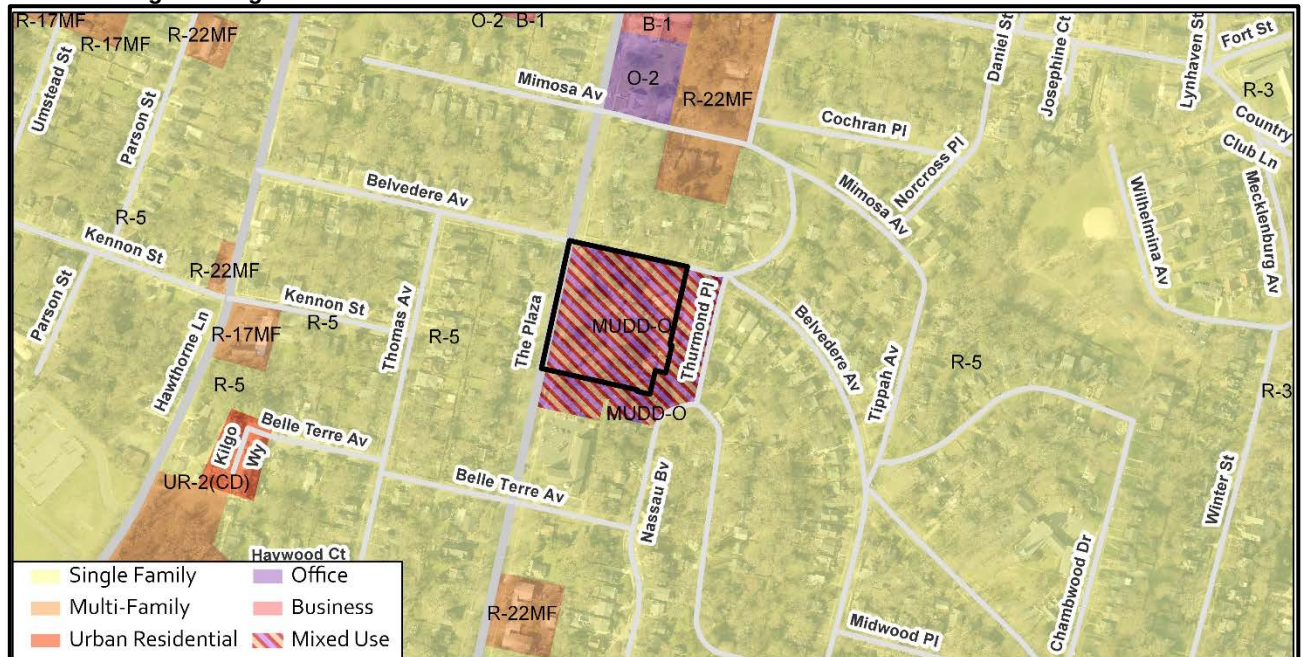
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan amendment contains the following changes:

- Permits 2 new principal buildings onsite with various uses as allowed within the MUDD zoning district.
- Preserves the existing estate building and the existing Orangerie building.
- Limits the size of the two new buildings to 18,000 SF for Building A and 5,000 SF for Building B and provides architectural design standards for those buildings.
- Maintains the existing sidewalks, planting strips, and streetscape along the site’s public street frontages.
- Allows parking, vehicular circulation and vehicular maneuvering space between the buildings and structures onsite and the required setbacks from all adjacent public streets.
- Allows valet parking service area(s) to be located between the buildings located onsite and the adjacent public street.

### • Existing Zoning and Land Use



The subject property was rezoned to MUDD-O (mixed use development, optional) in 2018 to allow 22 single family attached dwelling units on the larger site, and to preserve the existing historic landmark. Surrounding land uses consist of single family homes and a church.



The subject property is developed with the VanLandingham Estate.



The properties to the north are developed with single family houses.



The properties to the west are developed with single family houses.

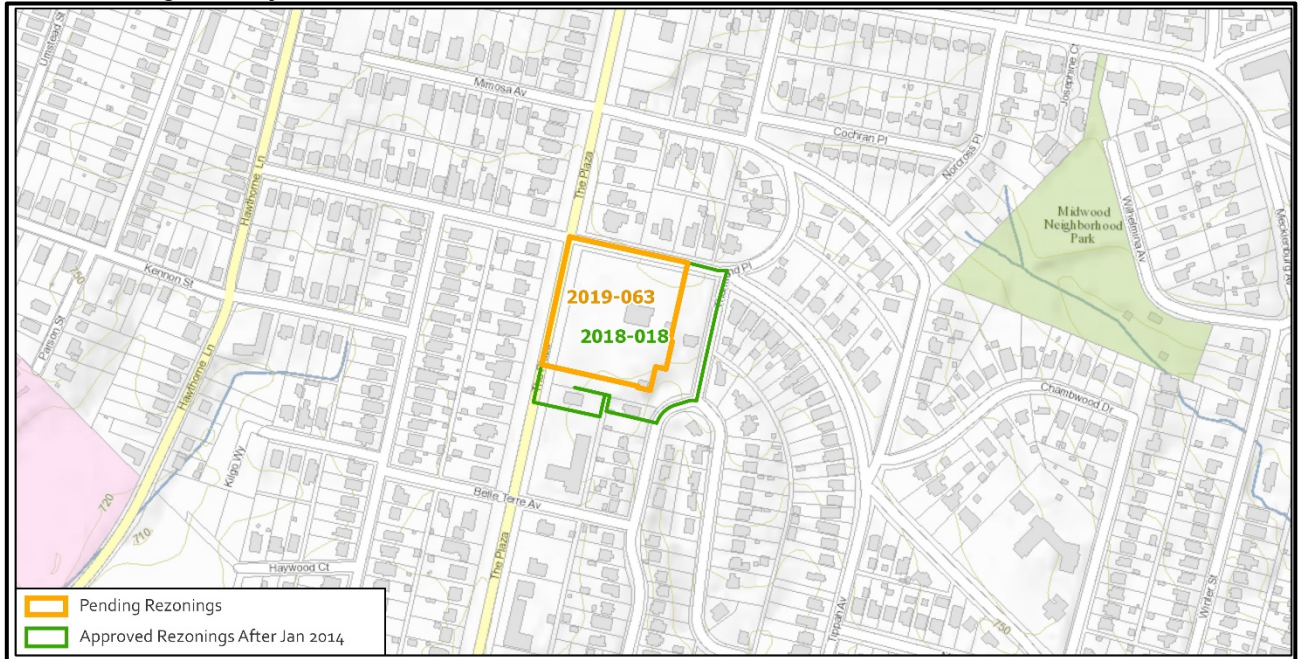


The properties to the south are developed with single family homes. The subject property is marked with a red star.



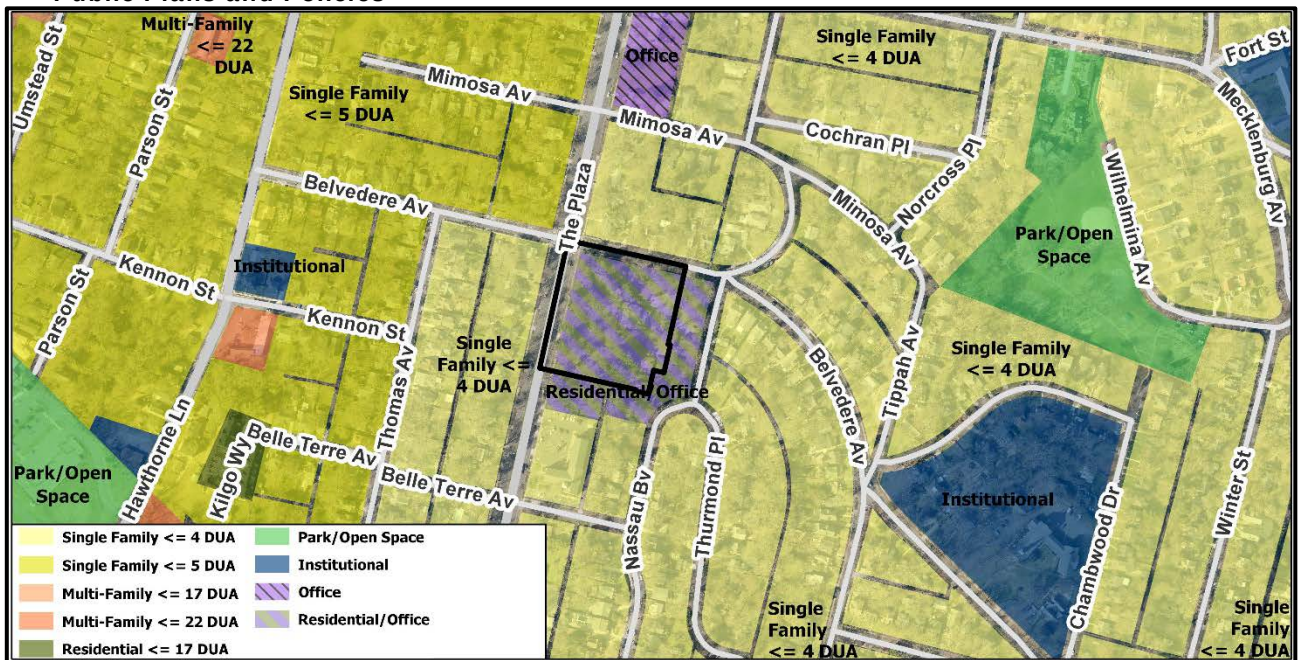
The properties to the east are developed with single family homes.

- Rezoning History in Area**



| Petition Number | Summary of Petition                                                                                                                                                                                                                                                                  | Status   |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 2018-018        | The petition rezoned site to MUDD-O to allow 22 single family attached dwelling units, and to retain the existing historic landmark structure, which is located in the Plaza Midwood historic overlay, for a variety of uses permitted in the MUDD (mixed use development) district. | Approved |

- Public Plans and Policies**



- The *Central District Plan* (1993) recommends, as amended by Petition 2018-018, residential, retail and office uses.

- **TRANSPORTATION CONSIDERATIONS**

- The site is at the intersection of a minor thoroughfare and local street. The Plaza streetscape meets current guidelines. The City has a bicycle project to install buffered bicycle facilities on The Plaza from Central Avenue to Parkwood. During the permitting process, CDOT will work with the petitioner on transportation improvements based on proposed uses.
- See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 40 trips per day (based on 5 hotel rooms).
    - Entitlement: 40 trips per day (based on 5 hotel rooms).
  - Proposed Zoning: Too many uses to determine

**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 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 Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along The Plaza. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Belvedere Avenue.
  - No outstanding issues.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at [www.rezoning.com](http://www.rezoning.com)
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

- ~~1. Please provide a generalized parking and circulation plan for the site. It is unclear how access is being provided to Building B.~~ **Addressed**

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

**Planner:** Lisa Arnold (704) 336-5967