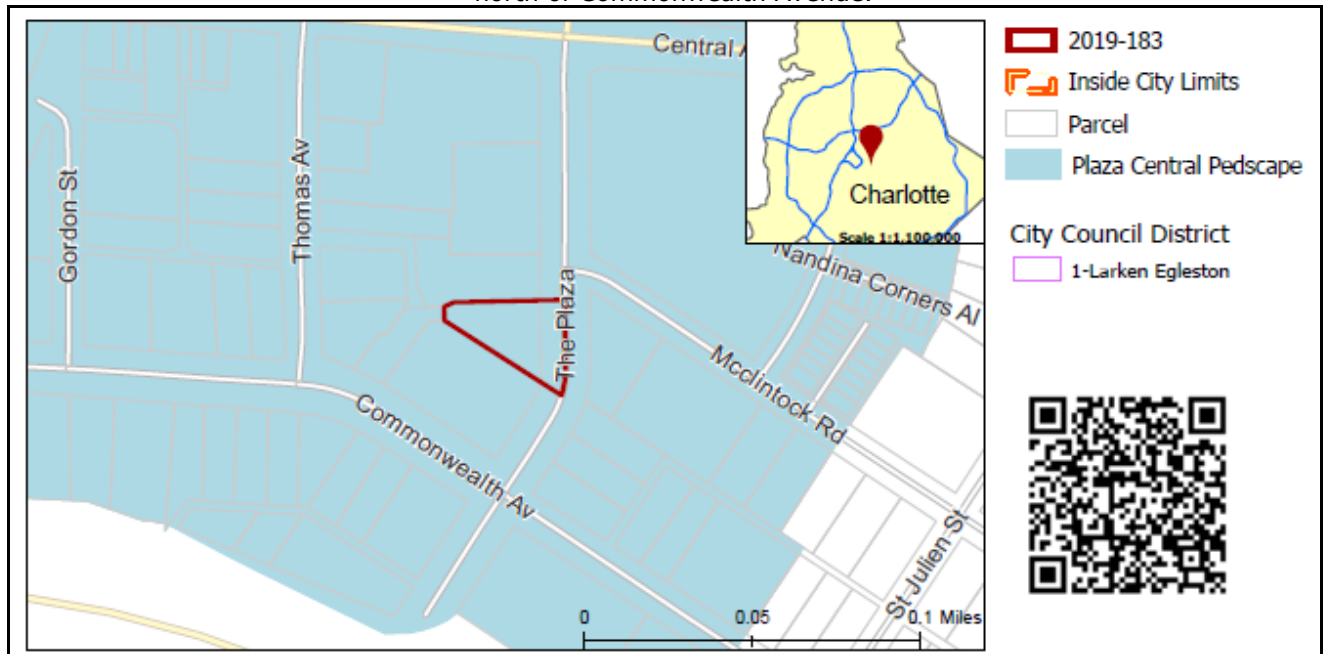


REQUEST

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

LOCATION

Approximately 0.241 acres located on the west side of The Plaza, north of Commonwealth Avenue.



SUMMARY OF PETITION

The petition proposes to allow all uses and a reduction in parking requirements for an existing 2-story building currently used as a restaurant located in the Plaza Midwood business community.

PROPERTY OWNER

Rhyno Partners Coffee LLC

PETITIONER

Rhyno Partners Coffee LLC

AGENT/REPRESENTATIVE

Keith MacVean, Dujuana Keys & Jeff Brown/Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 4

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

This petition is **consistent** with the *Plaza Central Pedscape Plan*, which recommends retail mixed use: retail/office/multi-family residential uses with a pedestrian overlay district.

Rationale for Recommendation

- The site is located within the Plaza Midwood business district.
- The *Plaza Central Pedscape Plan* identifies the site as being located within the Village Retail Area, a larger area east of the CSX railroad tracks with the potential to be a highly walkable compact mixed-use retail village.
- The Gold Line streetcar is proposed to run along Central Avenue, north of this site, which will provide an alternative mode of transportation.

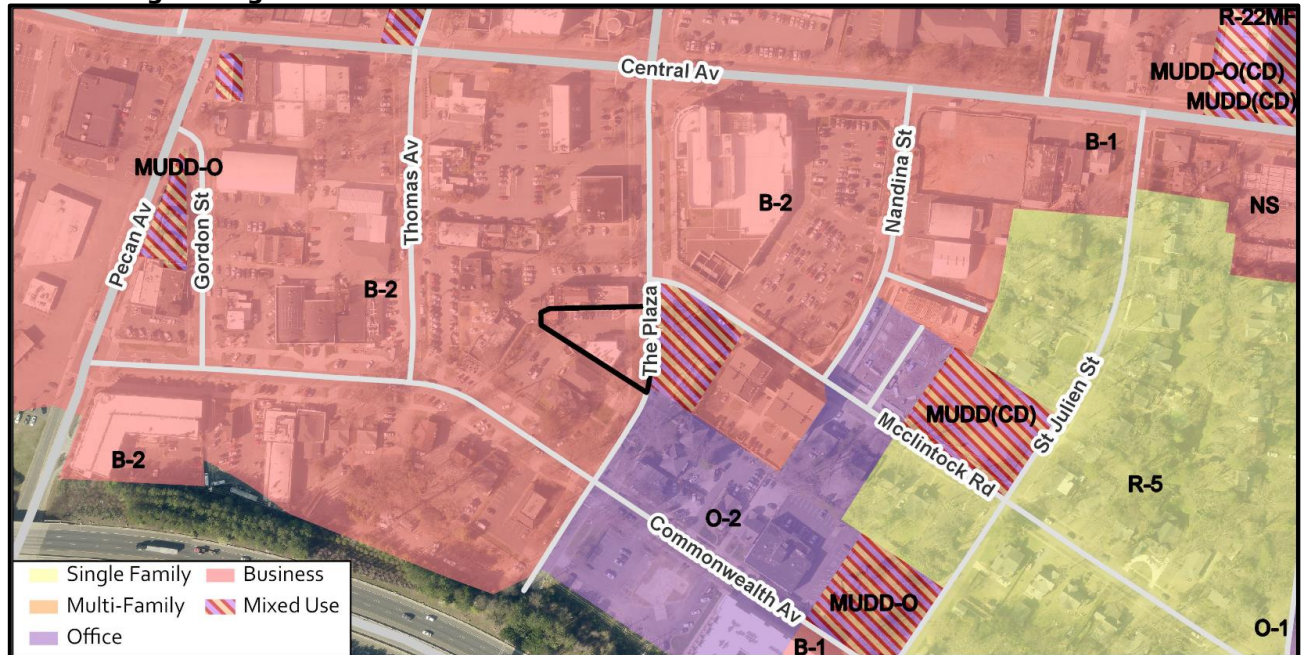
PLANNING STAFF REVIEW

• Proposed Request Details

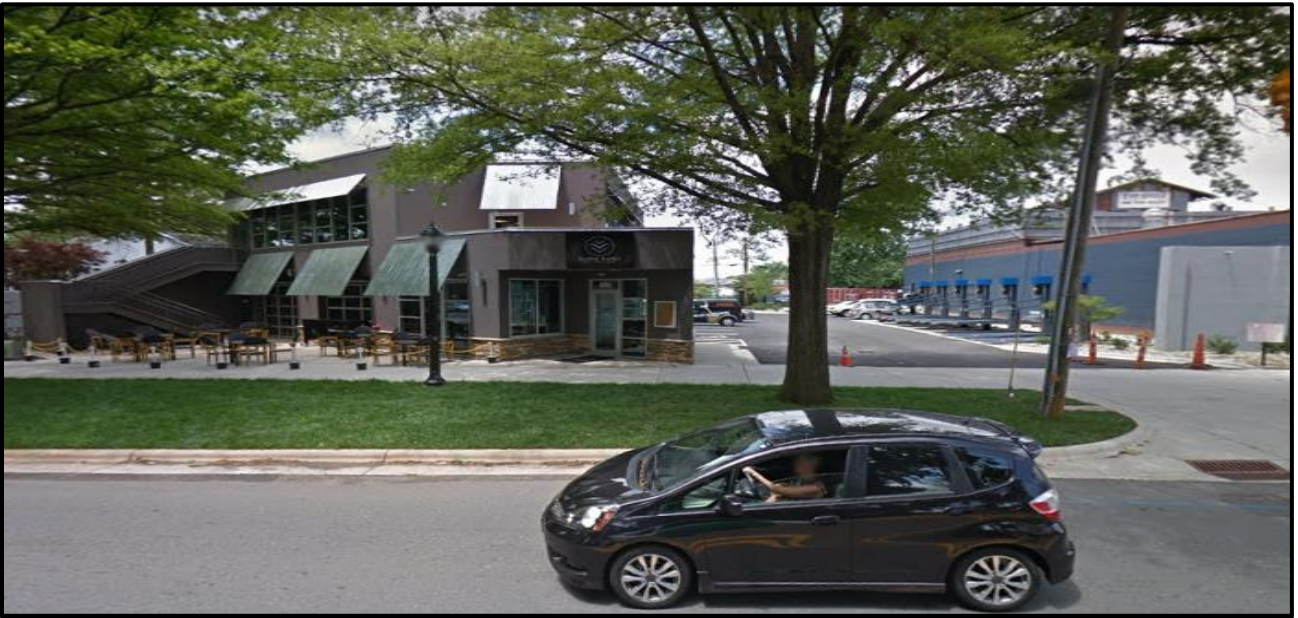
The site plan accompanying this petition contains the following provisions:

- Allow all uses as permitted by right and under prescribed conditions in the B-2 PED zoning district.
- Allow up to 4,233 square feet of gross floor area (including 3,391 square feet existing, 300 square feet existing patio on the 1st floor, 300 square feet existing patio on the 2nd floor, and 242 square foot building addition).
- Removes 7 existing car lifts.
- Limits site to 1 principal building.
- Shows proposed enclosure for roll-out trash cans.
- Requests the following optional provisions:
 - Allow a reduction in parking requirements for EDEE uses located on the Site and within a building with no more than 4,233 square feet of gross floor area including outdoor seating areas, from 25 spaces (parking required after applying a 25% reduction for sites within 400 feet of a parking facility available to the general public) to a minimum of 15 parking spaces. If the site is redeveloped parking as required by the B-2 PED zoning district will be provided for any additional square footage over 4,233 square feet used for EDEE uses.

• Existing Zoning and Land Use



- The site is developed with a 2-story retail building constructed in 2018 and is immediately surrounded by commercial uses zoned B-2, O-2, and MUDD-O, with several parcels located within The Plaza-Central Pedscape Overlay. Directly south is Fire Station 08.



The site is developed with a 2-story building built in 2018 and currently used as a restaurant. The existing car lifts are seen at the right side of the parking lot.

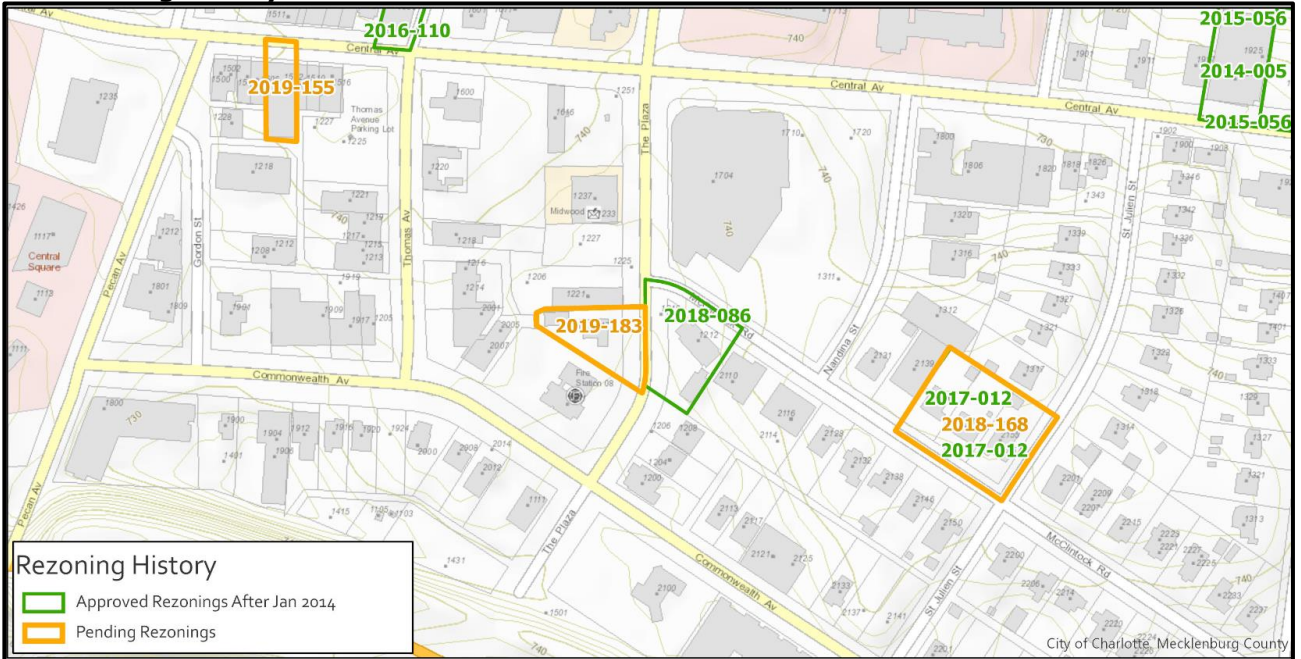


North of the site, along The Plaza, are commercial uses.



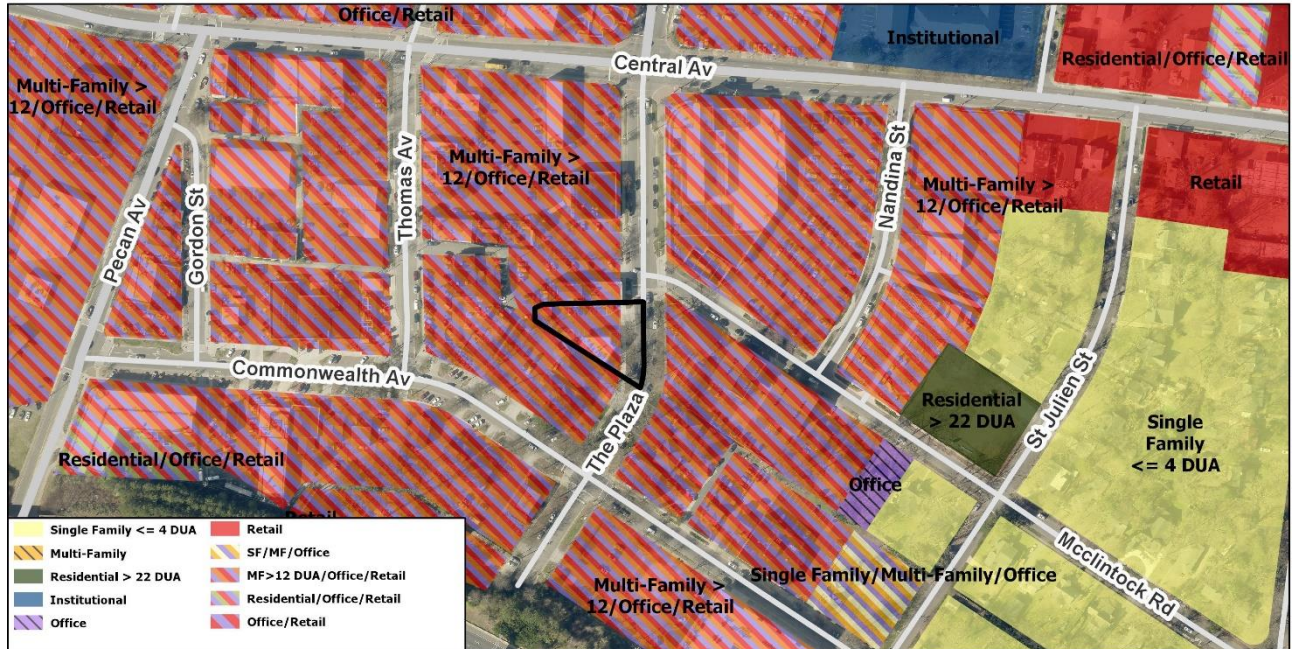
South of the site, along The Plaza, are commercial uses and Fire Station 08.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-155	Rezoned 0.18 acres from R-5 to NS to allow up to 3,800 square feet of office uses.	Approved
2018-168	Rezoned 0.30 acres from B-2 to MUDD-O to allow 7,481 square feet of building area for an eating/drinking/entertainment establishment or any use permitted in the MUDD.	Approved
2018-086	MUDD(CD) site plan amendment to allow for the construction of the residential project approved under petition 2017-012 without the Live/Work component.	Approved
2017-012	Rezoned 0.683 acres from R-5 to MUDD(CD) to redevelop 3 existing single family detached homes to allow 12 single family attached dwelling units, 2 of which would be live/work units, in 3 quadraplex buildings.	Approved
2016-110	Rezoned 0.25 acres from B-2 PED to MUDD-O PED to allow a 1,600 square foot addition to an existing 5,700 square foot building that houses an EDEE to allow all MUDD uses and associated parking.	Approved
2015-056	Rezoned 1.92 acres from B-1 and MUDD(CD) to MUDD(CD) and MUDD(CD) SPA to allow up to 97 multi-family dwelling units, with up to 9,000 square feet of non-residential uses including leasing office and amenity space and up to 4,800 square feet of commercial uses along Central Avenue.	Approved
2014-005	Rezoned 0.40 acres from B-1 to MUDD-O to allow a building with 36 multi-family residential units, 675 square feet of non-residential uses with a maximum height of 60 feet.	Approved

- **Public Plans and Policies**



- The *Plaza Central Pedscape Plan*, which recommends retail mixed use: retail/office/multi-family residential uses with a pedestrian overlay district.
- The site is part of the larger Village Retail Area east of the CSX railroad tracks (including the Village Center along Central Avenue) and has the potential to be a highly walkable, compact, mixed use retail village.
- **TRANSPORTATION SUMMARY**
 - The site is located on a minor collector and has an existing driveway. The site is proposing a 10-foot planting strip, and 10-foot sidewalk along its frontage.
- **Active Projects:**
 - **CityLynx Gold Line**
 - The project will implement a streetcar service that begins at Rosa Parks Transit Center Beatties Ford Road, then runs through Center City via Trade Street and Elizabeth Avenue, and then continues along Hawthorne Lane and Central Avenue to its terminus.
 - Construction: TBD
 - **The Plaza Street Conversion**
 - The project will implement increased pedestrian and bicycle connectivity to the LYNX Blue Line Parkwood Avenue Station, via the Parkwood Avenue project. The limits of the street conversion for buffered bike lanes are along The Plaza; from Central Avenue to Mecklenburg Avenue.
 - Construction: in-progress
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 410 trips per day (based on 3,660 square feet of hi-turnover restaurant).
 - Entitlement: 410 trips per day (based on 3,660 square feet of hi-turnover restaurant).
 - Proposed Zoning: 440 trips per day (based on 3,930 square feet of hi-turnover restaurant; site plan 2-10-2020).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues..
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **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 6-inch water distribution main located along The Plaza Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along The Plaza Road.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org regarding air quality and ground water services.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. Clarify why the bubbled language added under Optional Provisions 2.a. notes total area of 3,991 square feet whereas bubbled table indicates a total of 4,233 square feet. **Addressed.**

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

Planner: Claire Lyte-Graham (704) 336-3782