

## REQUEST

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

## LOCATION

Approximately .905 acres located at the NE intersection of Central Avenue and Pecan Avenue in the Plaza Midwood community.



## SUMMARY OF PETITION

The petition requests an optional rezoning district to provide parking and streetscape flexibility with preservation of the site's existing building along Central Avenue.

## PROPERTY OWNER

1511 Central, LLC

## PETITIONER

1511 Central, LLC

## AGENT/REPRESENTATIVE

Collin Brown/Brittany Lins, Alexander Ricks PLLC

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Virtual Community Meeting: 13

## STAFF RECOMMENDATION

Staff **does not recommend approval of this petition in its current form**. Staff may reconsider its recommendation if the petitioner amends the plan to address the outstanding issues listed at the bottom of the staff report.

### Plan Consistency

The petition is **consistent** with the *Plaza-Central Pedscape Plan's* (2003) recommendation for Multi-Family over 12 dwelling units per acre (DUA)/Office/Retail uses for the site

### Rationale for Recommendation

- Staff does not support the addition of parking lifts at the rear of parcel 08117405 as the height may exceed height of existing buffer and be seen from adjacent residential uses.
- An opaque parapet should be installed along the portion of any proposed rooftop element that will buffer noise from impacting residences to the north.

- Staff does not support the requested increase in square footage for the site and should lower the number to a more modest increase that aligns with the addition of the new proposed building along Pecan Ave.
- The request's maximum height request is reasonable considering the site's proximity to single family homes.
- The request is contextually appropriate considering the site's location along Plaza Midwood's Central Avenue corridor.
- The proposal preserves an existing building with frontage along Central Avenue which also maintains the dominant streetscape pattern.
- The request achieves the Plaza-Central Pedscape Plan's vision through preserving historic retail space and building forms.

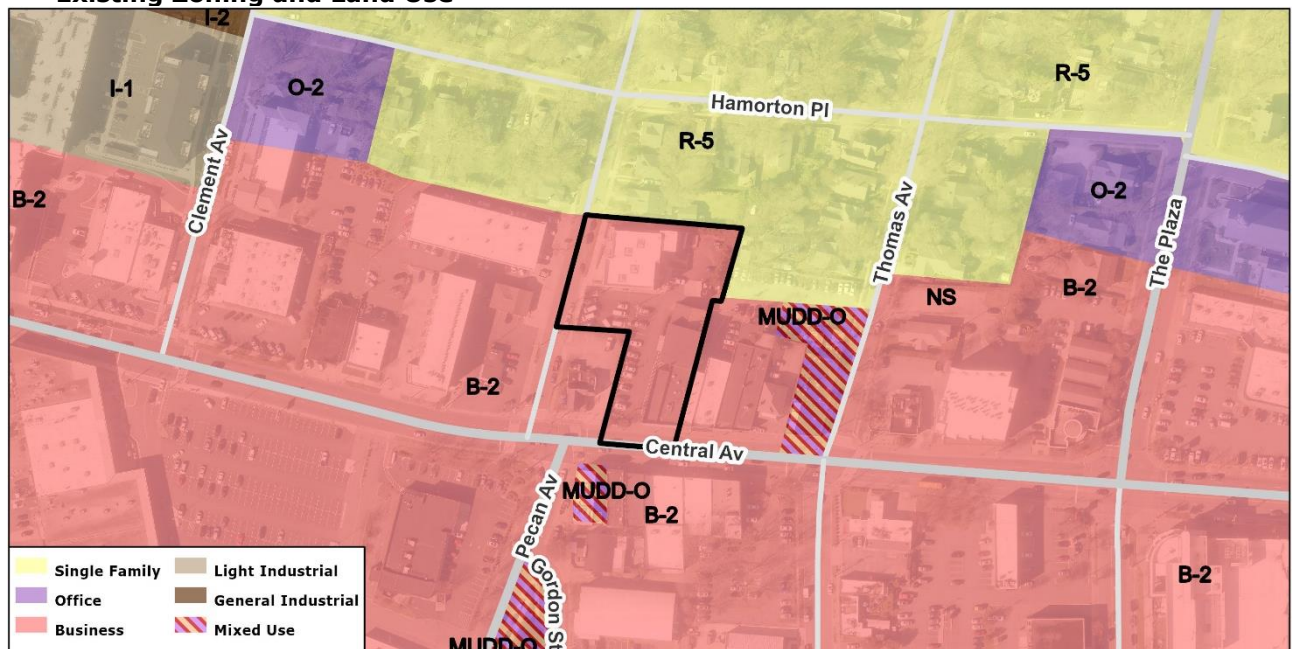
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

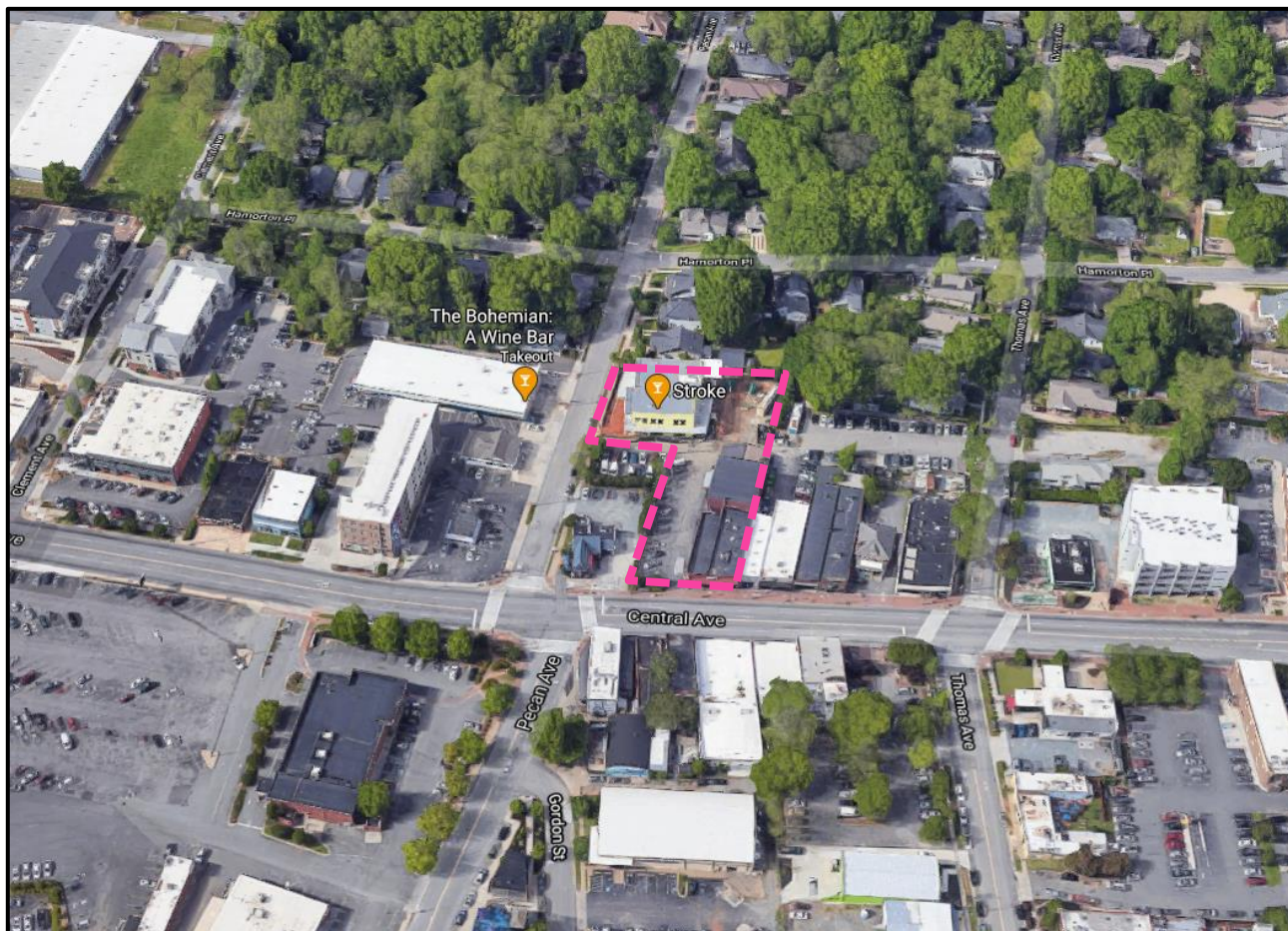
- Commits to a maximum building height of 40 feet for new building envelope illustrated on plan.
- Requests optional provisions for the site that include:
  - Allowing the existing buildings to continue to be used with uses as permitted in the B-2 PED zoning district without having to provide on-site or off-site vehicular parking spaces.
  - Not requiring additional parking spaces for change of uses.
  - Not requiring additional parking spaces if the building is expanded with ancillary building uses.
  - Not requiring the installation of streetscape improvements along Central Avenue when change of uses or building expansions occur if Chapter 19 is not triggered.
  - Allowing the addition of outdoor dining areas, including rooftop dining, without requiring additional parking.
- Permitted uses to be those allowed in the B-2 PED zoning district.
- Notes existing buildings shall remain but may be expanded to get an additional 25,979 SF (2,640 SF office).
- Requests the allowance of parking lifts behind building located at 1318 Pecan but restricts outdoor dining in that area.
- Notes that existing buildings shall remain on the site. Proposed new building along Pecan shall conform to the PED overlay design requirements.
- Proposed rooftop patio space oriented toward Central Avenue.

### • Existing Zoning and Land Use





There have been no historic rezonings for this site. The PED overlay was added to the zoning designation after the adoption of the overlay district in 2011. The site is surrounded to the east, south, and west by other similarly zoned parcels and to the north by single-family detached residences.

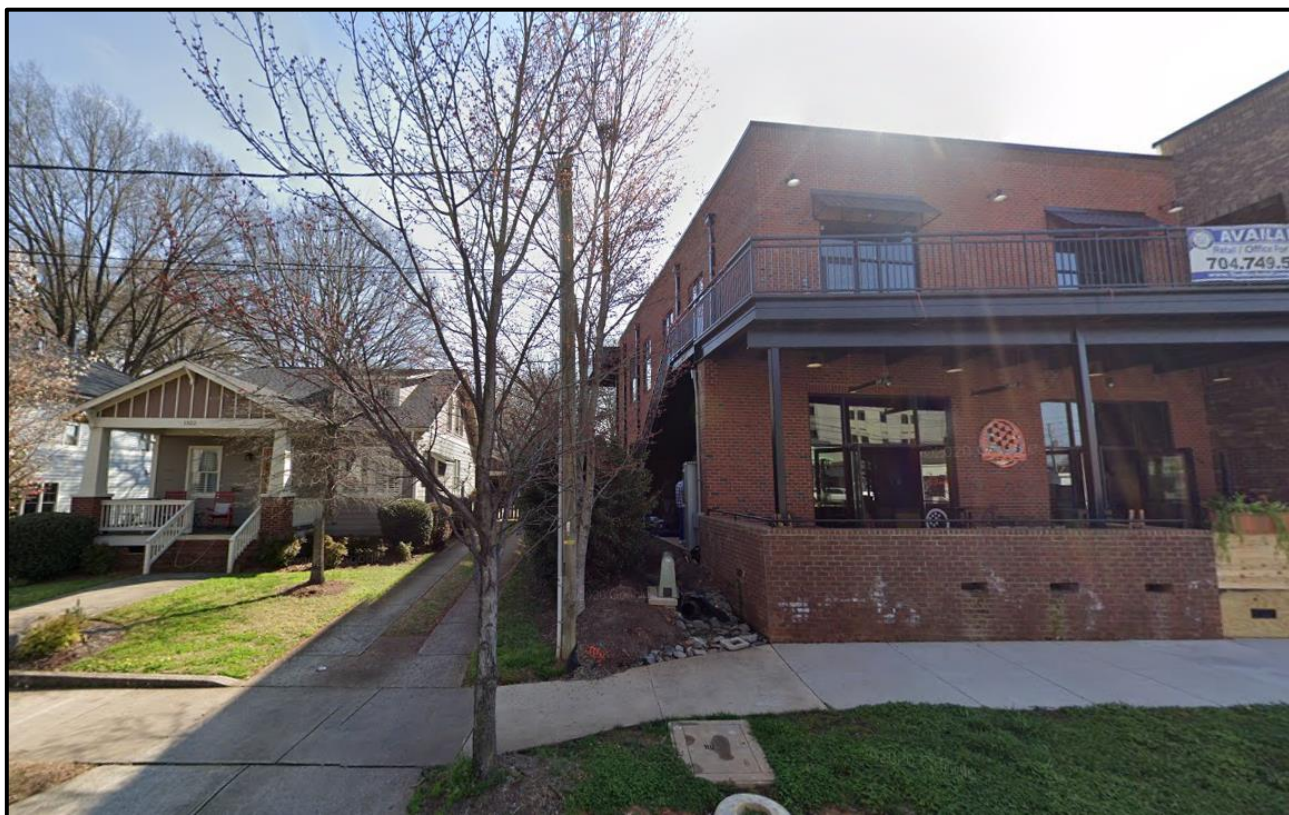


General location of rezoning boundary denoted by pink line.





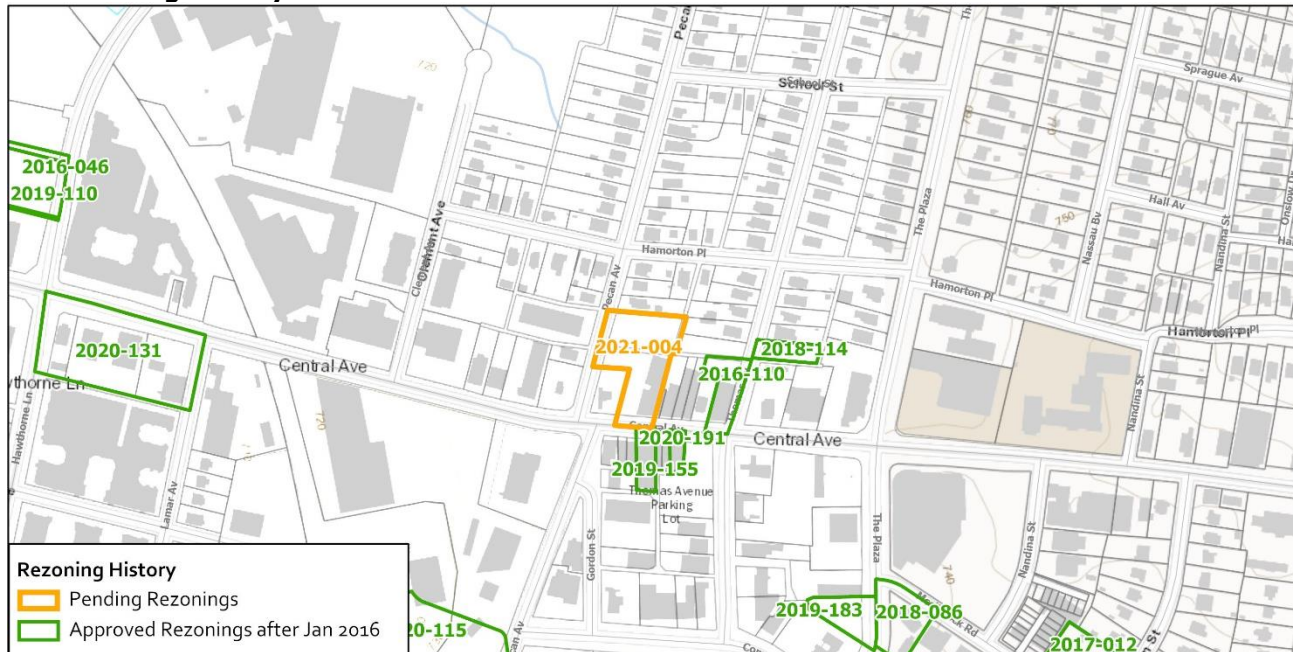
Frontage of subject property along Central Ave. The two-story building in the background is included in this rezoning request.



Streetview looking east on Pecan Avenue. As noted above, the building to the right is included in this rezoning petition and is proposed to remain.

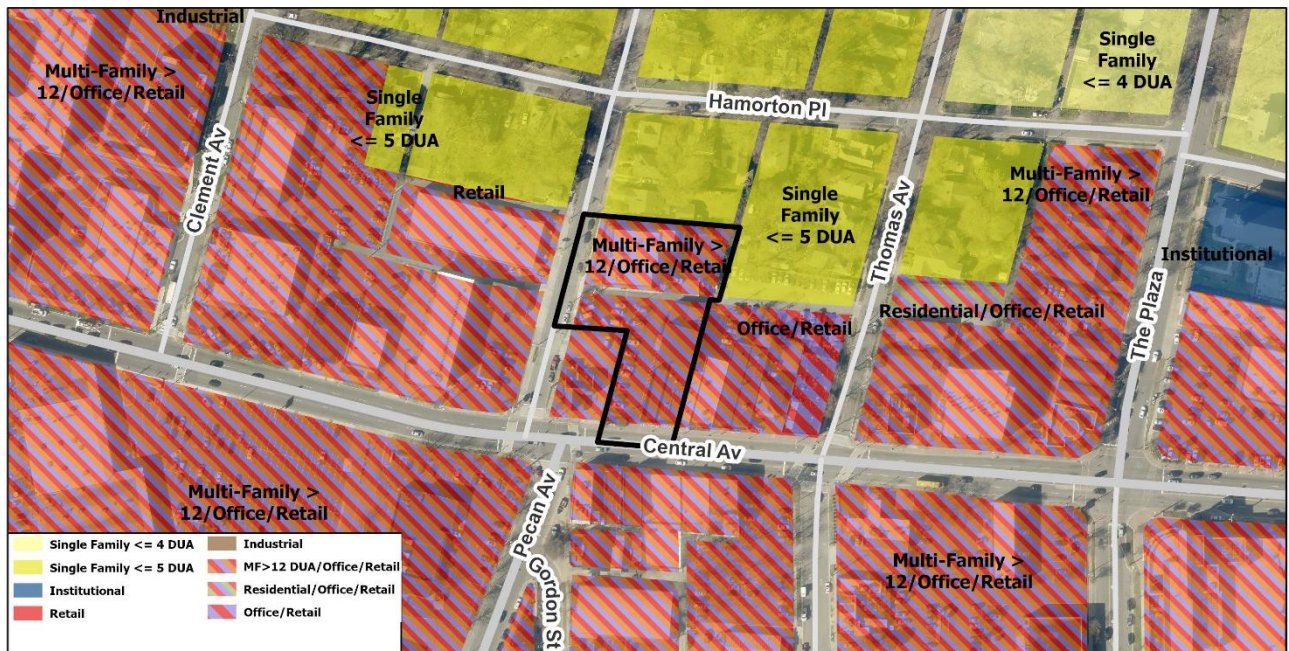


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-191	Ped overlay optional request to allow flexibility in parking requirements to preserve existing building.	Approved
2020-131	Request for transit-oriented zoning near Hawthorne Lane.	Approved
2019-183	Request to allow reduction in parking for an existing 2-story building.	Approved
2019-155	Ped overlay optional request to allow flexibility in parking requirements to preserve existing building.	Approved
2019-110	Request for conventional TOD district (with PED overlay) at corner of Central and Hawthorne.	Approved
2018-114	Rezoning to accommodate construction of two-story office building.	Approved
2018-086	MUDD optional request to allow flexibility in parking requirements to preserve existing building.	Approved
2017-012	Requested conditional MUDD district to accommodate townhome development.	Approved
2016-110	Optional MUDD rezoning to allow expansion of existing building.	Approved
2016-046	Request for MUDD to propose a mixture of non-residential uses and parking deck.	Approved

- **Public Plans and Policies**



- The *Plaza-Central Pedscape Plan* (2003) recommends Multi-Family > 12 DUA/Office/Retail for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained major thoroughfare (Central Avenue) and a City-maintained local road (Pecan Avenue). The petitioner commits to constructing a 15-foot sidewalk at the back of curb on Central Avenue and an 8-foot sidewalk with an 8-foot planting strip on Pecan Street, per the Council-Approved Plaza-Central Pedscape Plan. A recently approved TIS, associated with a development west of the Petitioner's site, included queuing analysis and recommended pedestrian facilities along Central Avenue improving pedestrian connectivity in this area. A Traffic Impact Study (TIS) is now required for this site due to the added condition to increase retail by 30,000 SF, as noted in the revised site plan submitted on March 16, 2021. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to, dedicating 40 feet of right-of-way from the Central Avenue road centerline. Additional traffic mitigation comments may be forthcoming once the TIS is approved by CDOT. Further details are listed below.

- **Active Projects:**

- None.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 440 trips per day (based on 3,912 SF restaurant use).

Entitlement: 1,555 trips per day (based on 13,650 SF retail uses).

Proposed Zoning: 3,480 trips per day (based on 44,676 SF retail uses).

**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 outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch

water distribution main located along Pecan Ave. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Pecan Ave. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **City Arborist:** No comments submitted.
- **Erosion Control:** No outstanding issues.
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Site and Building Design

1. Staff does not support the addition of parking lifts at the rear of parcel 08117405 as the height may exceed height of existing buffer and be seen from adjacent residential uses. Please remove.
2. Add provision that a minimum 42" opaque parapet shall be installed along the portion of any proposed rooftop element that will buffer noise from impacting residences to the north.
3. Revise language regarding allowable expansion sf to reflect a maximum site-wide square footage rather than listing expansion square footage.

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

**Planner:** William Linville (704) 336-4090