

# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2009

Petition #: 2009-086

Date Filed: 9-28-09

Received By: MC

*Complete All Fields*

## OWNERSHIP INFORMATION:

Property Owner: DONALD W. METCALFE AND AUDREY B. METCALFE

Owner's Address: 3343 AIRLIE ST. City, State, Zip: CHARLOTTE, NC 28205

Date Property Acquired: 5/8/1981 Utilities Provided: (Water) CMUD (Sewer) CMUD  
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 917 Central Ave., Charlotte, NC 28205

Tax Parcel Number(s): 08021110

Current Land Use: Commercial – currently unused

Size (Sq.Ft. or Acres): 6,476 sq. ft. / 0.1487 Acres

## ZONING REQUEST:

Existing Zoning: B-2, PED *MC* Proposed Zoning: B-2, PED-O

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

Please see attached Purpose of Zoning Change for additional detail

Russell W. Fergusson, Essex Richards, P.A.

Name of Agent

1701 South Blvd

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*Jackie Stevenson*  
Signature

Jackie Stevenson

(Name Typed / Printed)

Donald W. Metcalfe and Audrey B. Metcalfe

(Name Typed / Printed)

## **Purpose of Zoning Change**

The property at 917 Central Avenue (the “Property”) is located at the Central Five Points intersection. It is the desire of the property owners and petitioner to have this property rezoned so that its potential uses will enhance those of the neighboring properties and allow its use to contribute to the vibrant environment of Central Avenue. The Property will contribute to the economic growth of this diverse and exciting area of East Charlotte and help to revive this unique intersection as a pillar of the surrounding development. These goals are in accordance with the goals of the Plaza-Central Pedscape Plan.

The Property is currently zoned as B-2. We propose that the Property be rezoned as B-2 (CD)/ Pedestrian Overlay District-Optional (PED-O). The building uses shall be any uses permitted by the Zoning Ordinance under B-2 excepting those specifically excluded by the language of the PED Plan.

The “Optional” classification is necessary in order to adjust the setback requirements of PED and the Plaza-Central Pedscape Plan so that the existing building may be renovated and utilized. In addition the optional notes are intended to allow for the use of the building as a bar, nightclub or lounge, without the limitation of other uses, by reducing the 400 foot separation requirement of B-2 and PED to the more reasonable 100 foot requirement imposed by the Zoning Ordinance in Mixed Use Development Districts. This change is reasonable given the specific location of the property, which is located on one point of the Five-Points Intersection. In fact there is already a thriving restaurant and bar located at this intersection. Nearby residentially-zoned properties are physically separated from the property by the property by commercial uses in an area of the town that maintains a certain level of background noise from Independence Ave., 2-77 and Central Ave.