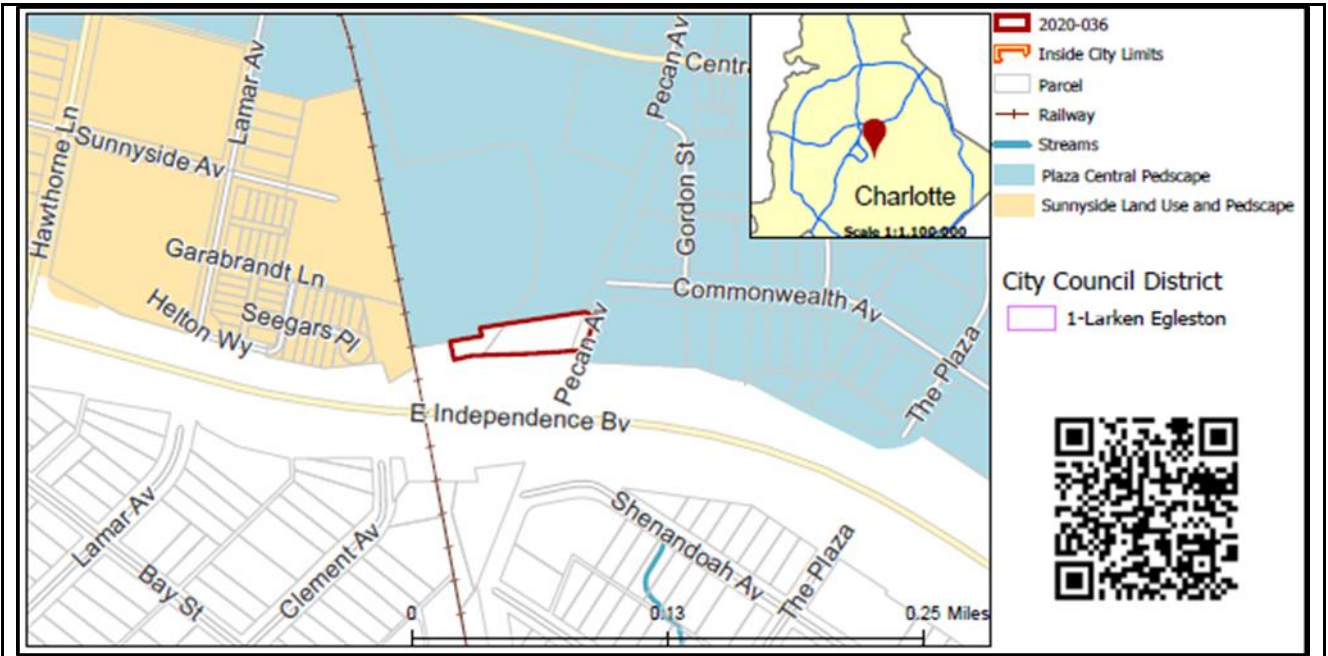


REQUEST

Current Zoning: None
Proposed Zoning: B-2 PED, general business, pedestrian overlay district.

LOCATION

Approximately 0.56 acres west of Pecan Avenue, north of Independence Boulevard, south of Central Avenue.



SUMMARY OF PETITION

The petition proposes to establish zoning for acreage previously part of Independence Boulevard right-of-way and to align the zoning district with the intent of the *Plaza Central Pedscape Plan*.

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

Cole Properties & Investments Inc.
Charlotte Planning, Design & Development
None
Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency
The petition is **consistent** with the intent of the *Plaza Central Pedscape Plan*.

Rationale for Recommendation

- The subject property is located in the Plaza Central Business District and was part of the right-of-way for Independence Boulevard. The unzoned property was unneeded ROW that has been incorporated into the overall property and did not have zoning established on it.
- The *Plaza Central Pedscape Plan* recommends retail mixed use for the properties adjacent to this petition.
- Properties adjacent to this site are located within the Village Retail Area as identified in the *Plaza Central Pedscape Plan*.

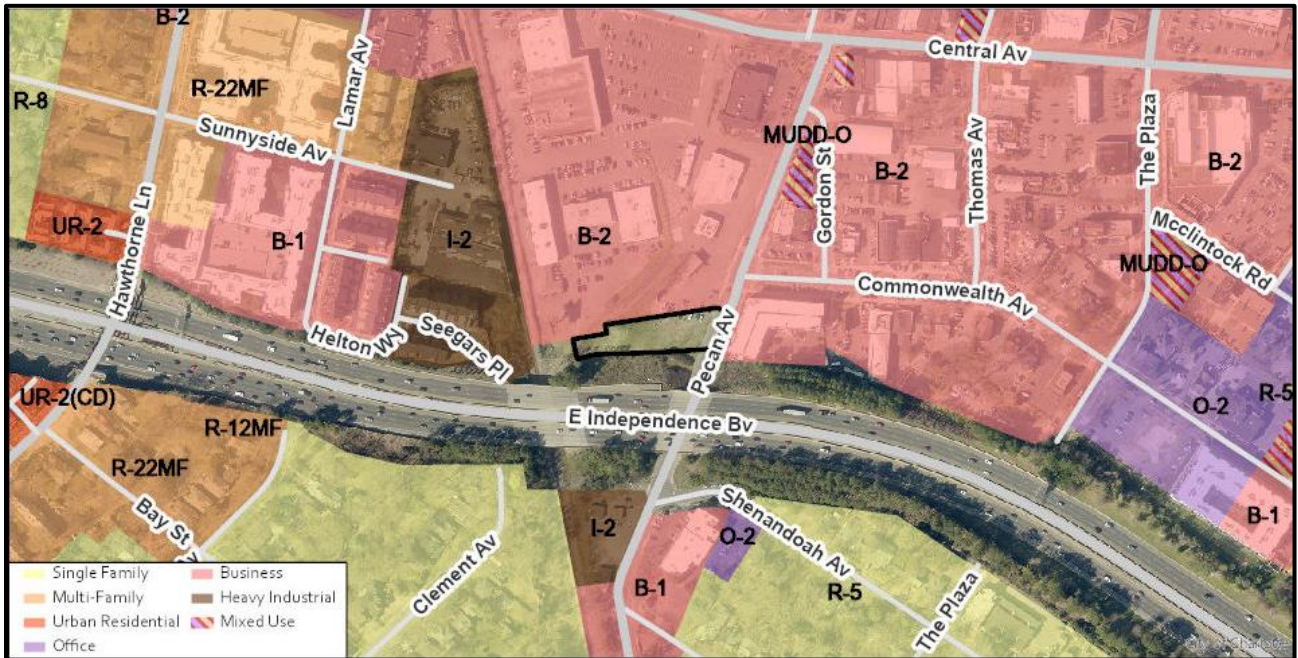
The approval of this petition will revise the adopted future land use as specified by the *Plaza Central Pedscape Plan*, from unspecified use to retail mixed use for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. The request proposes to allow all uses in the B-2 PED zoning district. The parcel is on the northwest corner of Pecan Avenue and Independence Boulevard.

- **Existing Zoning and Land Use**



- The site is currently unzoned, with a portion vacant and the remaining used for parking cars. The site is surrounded by residential, commercial, and industrial uses in various zoning districts.



The site abuts Pecan Avenue and Independence Boulevard, is partially vacant with the remainder used as an area for parking vehicles.

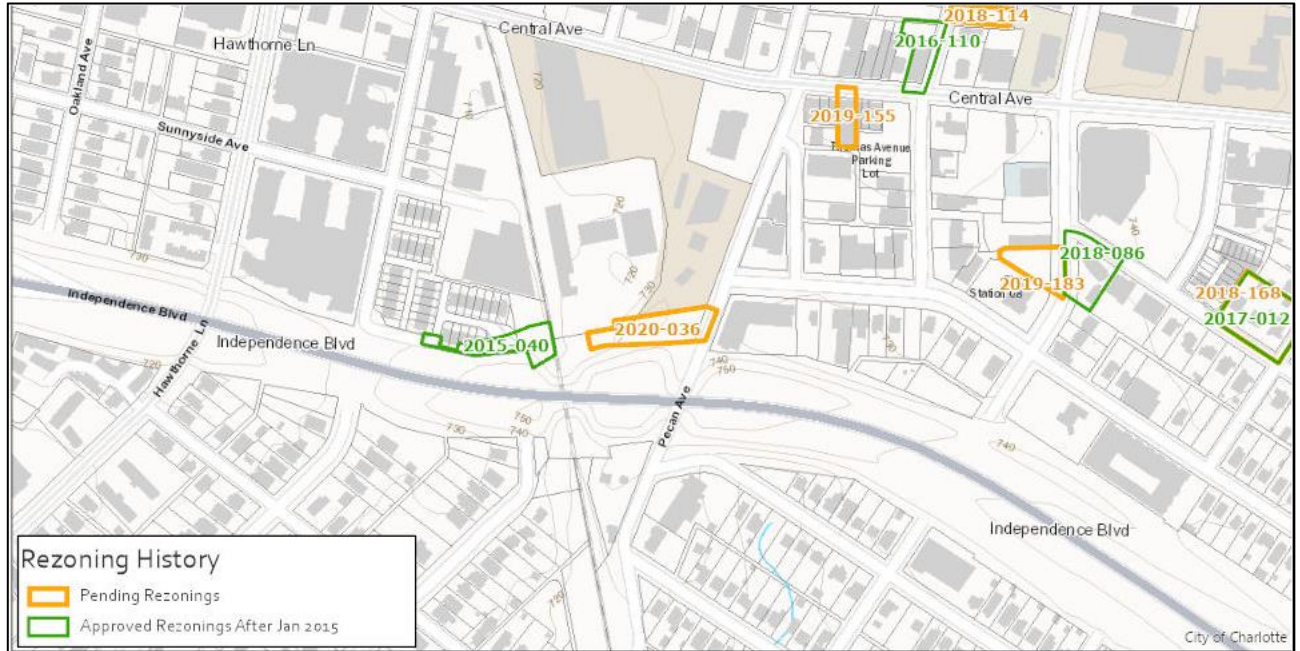


The site is adjacent to commercial and residential uses to the north along Pecan Avenue.



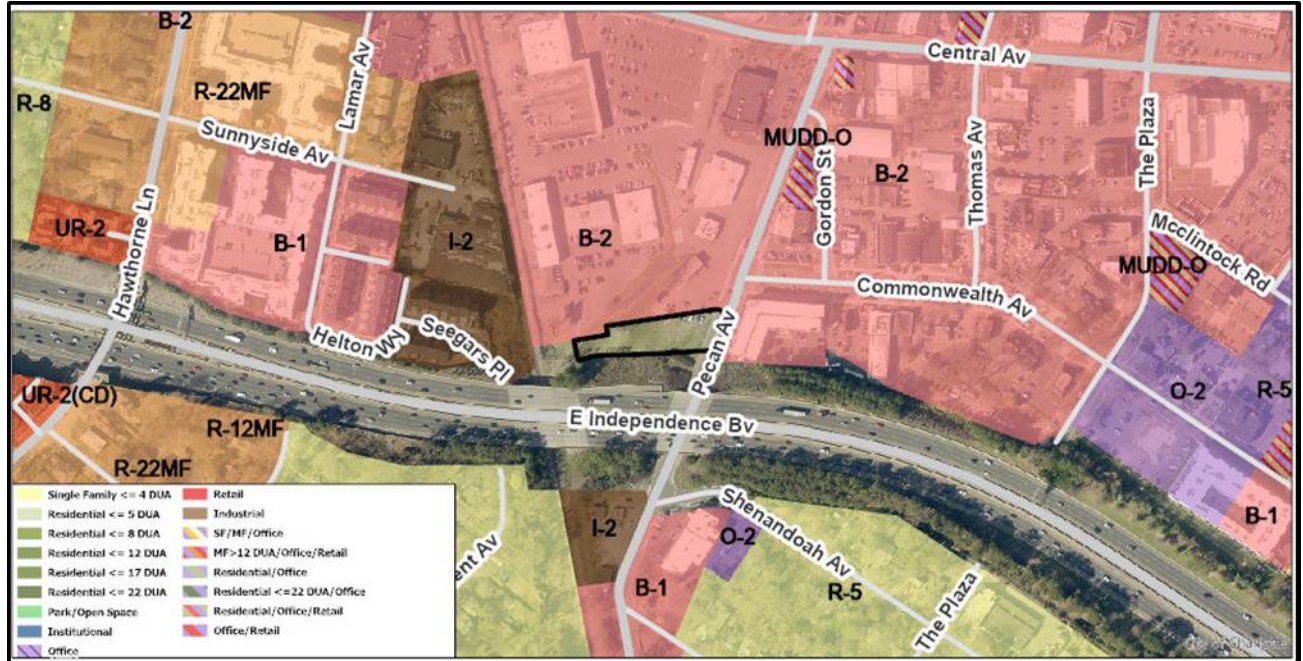
West are commercial uses and residential developments

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-183	B-2 PED(O) for 0.241 acres to allow all uses and a reduction in parking requirements for an existing 2 story building currently used as a restaurant.	Pending
2019-155	B-2 PED(O) for 0.18 acres to allow the reuse of an existing building with commercial and restaurant uses without requiring additional parking.	Pending
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 ay use permitted in the MUDD.	Approved
2018-114	Rezone 0.18 acres from R-5 to NS to allow up to 3,800 square feet of office uses.	Pending
2018-086	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 ay use permitted in the MUDD.	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 to MUDD-O to allow a 1,600 square foot addition to an existing 5,700 square foot building located in the Plaza Midwood business district that houses an eating/drinking/entertainment establishment to allow all MUDD uses and associated parking.	Approved

• **Public Plans and Policies**



- The *Plaza Central Pedscape Plan* recommends retail mixed use for the properties adjacent to this petition.
- The petition is consistent with the intent of the *Plaza Central Pedscape Plan*.

• **TRANSPORTATION SUMMARY**

- The site is located along a minor thoroughfare, north of the future proposed LYNX Silver Line project, which will run along Independence Highway. There is no direct roadway access from Pecan to Independence Highway (Pecan is an underpass road under US 74). CDOT will work with the petitioner during permitting once a site plan is provide to ensure all ordinance required transportation improvements are met.
 - **Active Projects:** No Active projects at this time
 - **Transportation Considerations**
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on unzoned land).
 - Entitlement: 0 trips per day (based on unzoned land).
 - Proposed Zoning: 320 trips per day (based on retail/commercial use).

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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Insert location information from memo. No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

- **None.**
-

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

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