



Zoning Committee

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.
(Council District 1 - Egleston)

PETITIONER

Charlotte Planning Design and Development

**ZONING COMMITTEE
ACTION/
STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Plaza Central Pedscape Plan*, based on the information from the staff analysis and the public hearing and because:

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

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- 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.

Motion/Second: Watkins / Nwasike
Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, explaining the intent to establish zoning for acreage previously part of Independence Boulevard right-of-way and noted that it is consistent with the adopted area plan as well as surrounding zoning.

A Commissioner asked if the City intended to sell the property, and staff responded that the parcel was privately owned and that it was common for the City to sponsor petitions involving acreage without established zoning. Staff further noted that there were nearby parcels abutting Independence Boulevard that underwent the same process.

There was no further discussion of this petition.

PLANNER

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