

REQUEST	Current Zoning: MUDD-O (PED), mixed-use development district, optional, pedestrian overlay district Proposed Zoning: MUDD-O (PED) S.P.A., mixed-use development district, optional, pedestrian overlay district, site plan amendment
LOCATION	Approximately 0.19 acres located at the intersection of Pecan Avenue and Gordon Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to amend the previously approved site plan to provide a parking at a ratio of one parking space per 400 square feet. The previous site plan was parked at a ratio of one space per 125 square feet of building area. This site plan amendment also sets the maximum building height at 36 feet, and requires all new lighting to be shielded with full cut-off light fixtures.
Property Owner Petitioner Agent/Representative	A&R Holdings I, LLC Robert K. Nixon John Carmichael/Collin Brown
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Dodson/Allen Yeas: Allen, Griffith, Dodson, Randolph, and Walker Nays: None Absent: Rosenburgh and Simmons Recused: None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition, noting that a signed lease agreement has been executed to provide parking on the abutting site, for a minimum of five years. There was no further discussion.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Plaza Central Pedscape Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Walker).
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Previously approved optional MUDD provisions:
 - Building size limited to 8,345 square feet, with a patio of 998 square feet, totaling 9,343 square feet.

- 10' setback on Pecan Avenue; 9' setback along Gordon Street.
 - Dining patio to overlap into 10' setback along Pecan Avenue.
 - Previously approved MUDD conditions:
 - 56+ parking spaces provided (44+ leased parking spaces and 12 on-street parking spaces)
 - Petitioner to straighten and widen existing four-foot sidewalk along Gordon Street.
 - Petitioner to provide landscaped planting strips and planters.
 - Petitioner to provide an exterior dining patio.
 - Lighting on the site will be designed so that no direct illumination extends past any property line.
 - Wall pack type lighting is prohibited.
 - Permitted uses include those permitted by right and with prescribed conditions in MUDD.
 - Changes proposed in this site plan amendment:
 - The MUDD district requires a parking rate of a minimum of one parking space per 600 square feet, which would require a minimum of 16 parking spaces for the building and outdoor dining area. The petitioner proposes to provide parking at a ratio of one parking space per 400 square feet, providing 24 parking spaces, which meets the MUDD minimum requirements. Twelve parking spaces would be provided on-street along Gordon Street and Pecan Avenue, with an additional 12 parking spaces provided on the abutting site, through a signed lease agreement for a minimum of five years.
 - All new lighting will be fully shielded with full cut-off light fixtures.
 - Maximum proposed building height is 36 feet.
 - **Public Plans and Policies**
 - The *Plaza-Central Pedscape Plan* (2003) recommends mixed uses, including retail, office and multi-family uses.
 - This petition is consistent with the *Plaza-Central Pedscape Plan*.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No comments received.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.
 - **Site Design:** Minimizes impacts to the natural environment by 1) reusing and expanding an existing building, and 2) using on-street parking to meet a portion of the parking requirements.
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OUTSTANDING ISSUES

- There are no outstanding issues.
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Attachments Online at www.rezoning.org

- Application Form
- CDOT Review

- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Sandra Montgomery (704) 336-5722