

**ZONING COMMITTEE
RECOMMENDATION
March 29, 2006**

Rezoning Petition No. 2006-034

Property Owner: Various

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 310 acres generally along West Trade Street, West 5th Street and Beatties Ford Rd. between I-77 and I-85. The overlay includes portions of the Wesley Heights, historic district.

Request: To apply the Pedestrian Overlay District (PED) to the underlying R-17 MF, R-22 MF, O-1, O-2, B-1, B-2, I -1, and I-2 zoning districts as recommended in the *West End Land Use and Pedscape Plan*.

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote:

Yeas:	Carter, Cooksey, Howard, Hughes, and Ratcliffe
Nays:	None
Absent:	Farman, and Sheild

Summary of Petition

The Charlotte-Mecklenburg Planning Commission seeks to establish the Pedestrian Overlay District (PED) to the underlying R-17 MF, R-22 MF, O-1, O-2, B-1, B-2, I -1, and I-2 zoning districts to re-establish an urban fabric by promoting a mixture of uses in a pedestrian setting of moderate density as recommended in the *West End Land Use and Pedscape Plan*.

The uses permitted in PED will include those permitted by right and under prescribed conditions in the underlying district except outdoor storage and outdoor advertising signs. All permitted accessory uses will also be allowed except drive-thru windows for restaurants and retail establishments and outdoor advertising signs. The PED overlay zoning district development standards will determine the amount and height of new development with these areas.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that the request is based on the recommendations of the *West End Land Use and Pedscape Plan* (2005). A companion rezoning application is also under consideration to change the underlying zoning of most of the parcels to Multi-Family, B-1 and Institutional. Staff is recommending approval.

Statement of Consistency

A motion was made by Ratcliffe and seconded by Carter finding this petition consistent with the West End Land use and PED Plan. The Zoning Committee unanimously approved this motion.

Vote

Upon a motion made by Ratcliffe and seconded by Howard, the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.