



# Plaza-Central Plan Amendment

Public Meeting  
7.1.2010

# Meeting Purpose

Inform citizens located in and around the Plaza-Central Pedestrian Overlay District of a proposed amendment to the *Plaza-Central Pedscape Plan (2003)*



## What is PED?

*Pedestrian Overlay District*

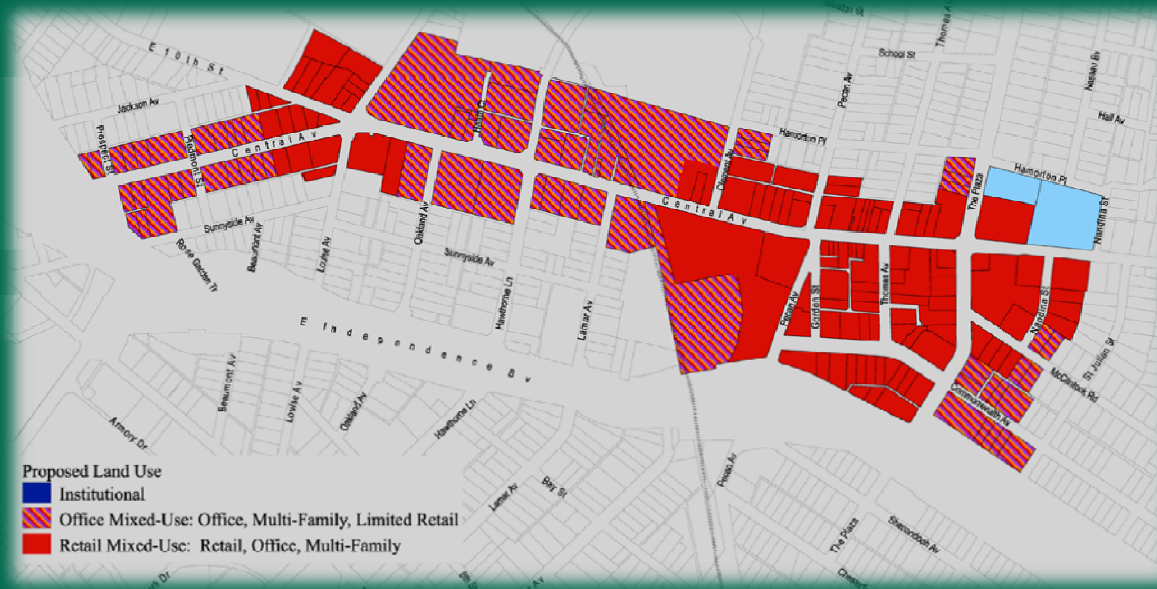
## What is the purpose of the PED?

Zoning tool adopted by City Council in 2000 to:

- Support the reuse of existing buildings
- Encourage development which complements and enhances adjacent in-town neighborhoods
- Increase development potential
- Make development more accessible to transit
- Make areas more pedestrian friendly
- Allow by-right urban development

## Plaza-Central Pedscape Plan

- Adopted by City Council in 2003
- Guides land use and public investment decisions to enhance the pedestrian environment





## What is a Plan Amendment?

- Responds to proposed changes to plans
- Can be requested by the public, Planning Commission, City Council, and Planning Staff
- Includes staff analysis and public involvement
- 3 – 9 month process that must be approved by City Council



## Proposed Plan Amendment

- Submitted in February 2010
- Request for reduction in 400' distance from residential required for alcohol sales in Plaza-Central PED Plan to 225'
- Currently no remedy, cannot apply for variance in PED nor rezone to PED-O to gain reduction



## Existing Regulation

10.802 (3) – Nightclubs, bars, lounges as a principal use shall be subject to the standards of this overlay district, and be at least 400 feet from any residential use in a residential district or from a residential district. This separation may be reduced by a streetscape plan approved by City Council.



## Nightclub, bar, lounge

- **Zoning Ordinance** - Any commercial establishment serving alcoholic beverages and providing entertainment for patrons including bars, lounges and cabarets

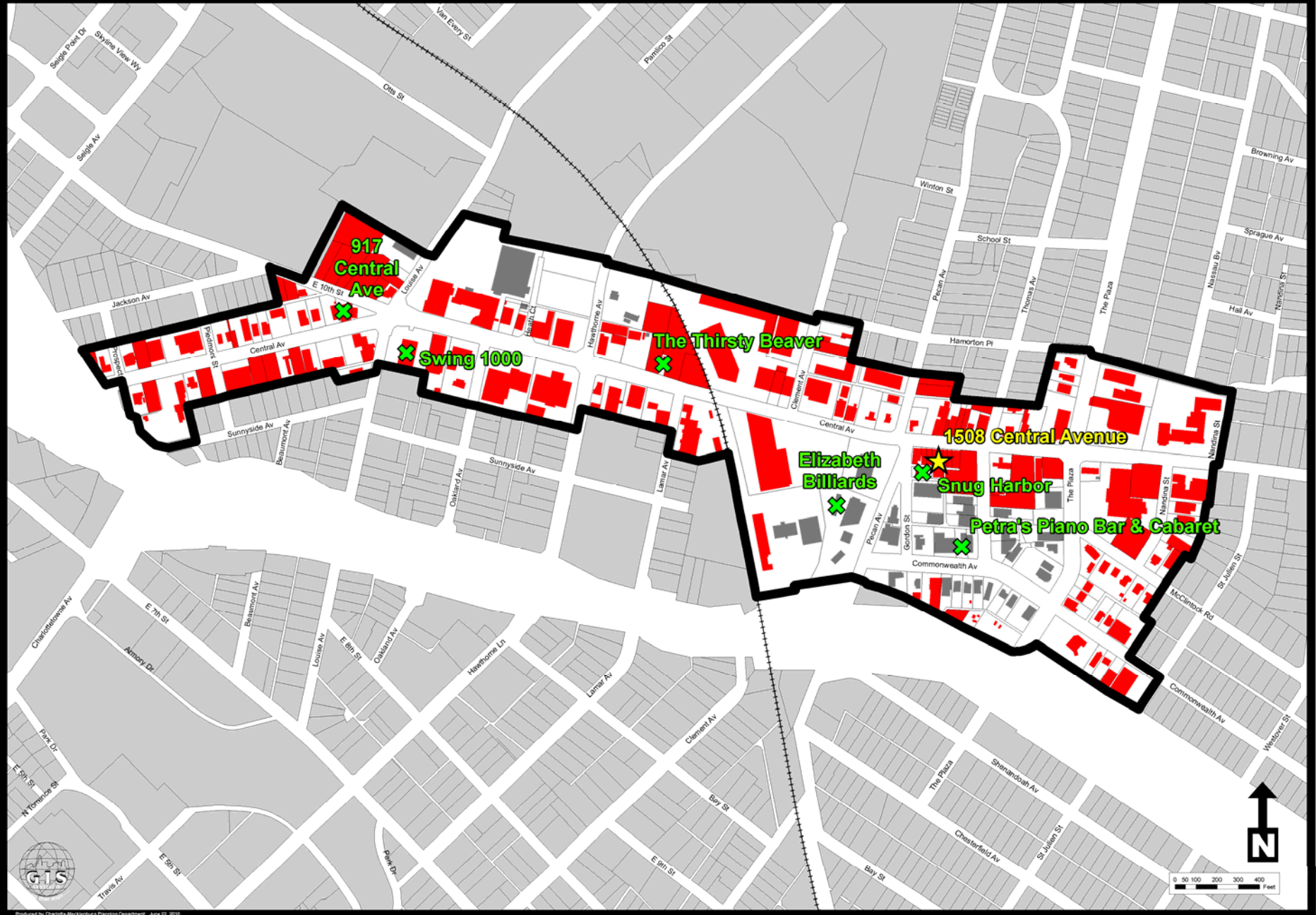
## Restaurant

- **ABC – NC** - An establishment substantially engaged in the business of preparing and serving meals. To qualify as a restaurant, an establishment's gross receipts from food and nonalcoholic beverages shall be not less than thirty percent (30%) of the total gross receipts from food, nonalcoholic beverages, and alcoholic beverages. A restaurant shall also have a kitchen and an inside dining area with seating for at least 36 people
- **Zoning Ordinance** - An establishment designed, in whole or in part, to accommodate the consumption of food and/or beverages



# Plaza-Central Pedscape Plan

Properties within 400 Feet of Residential Zoning



“As authorized in the Pedestrian Overlay District section of the *Zoning Ordinance*, *nightclubs, bars and lounges shall be allowed, provided that they are located at least 100 feet from any residential structure located in a residential district.*” (*West Morehead Land Use and Pedscape Plan*, 2004)

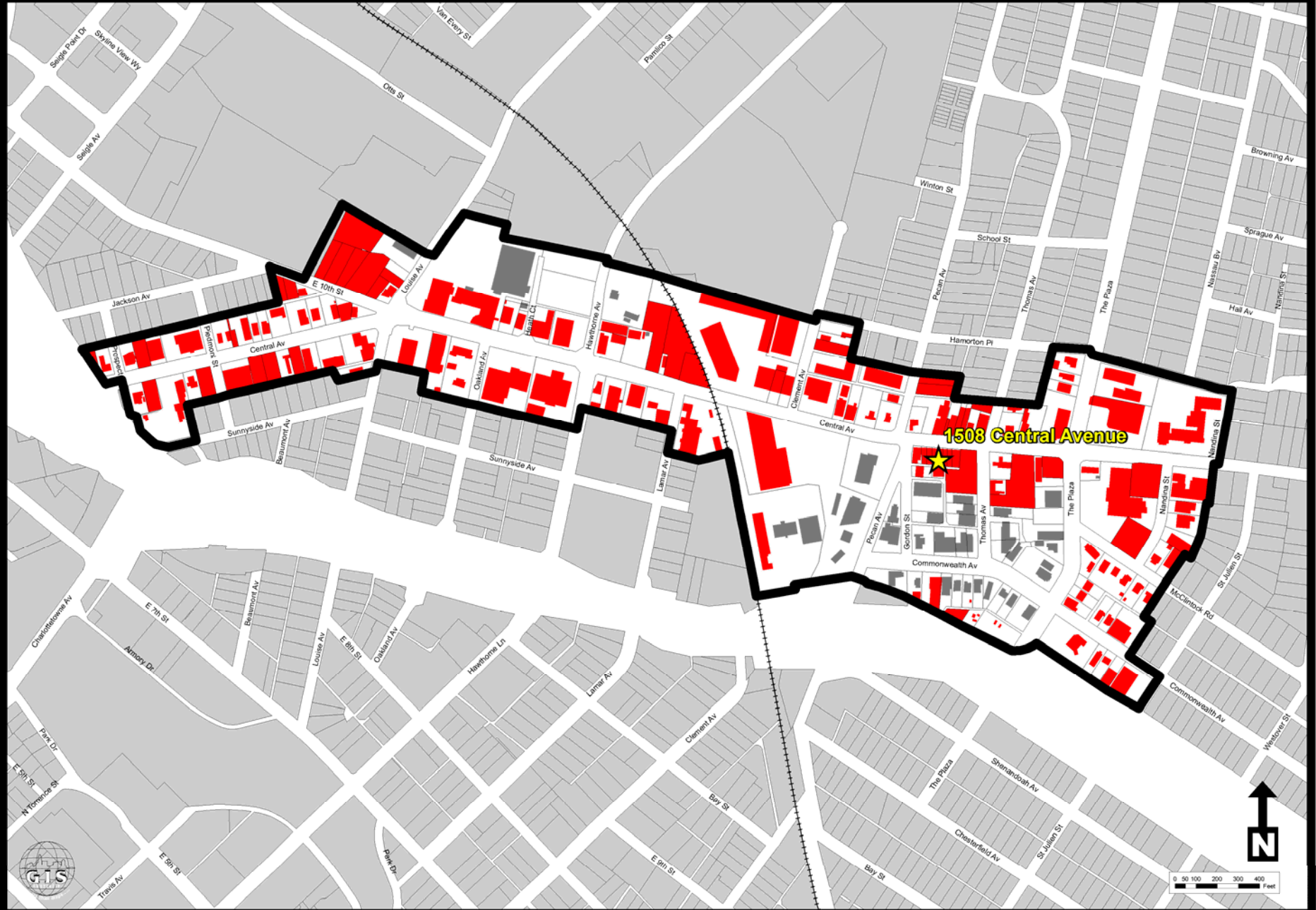




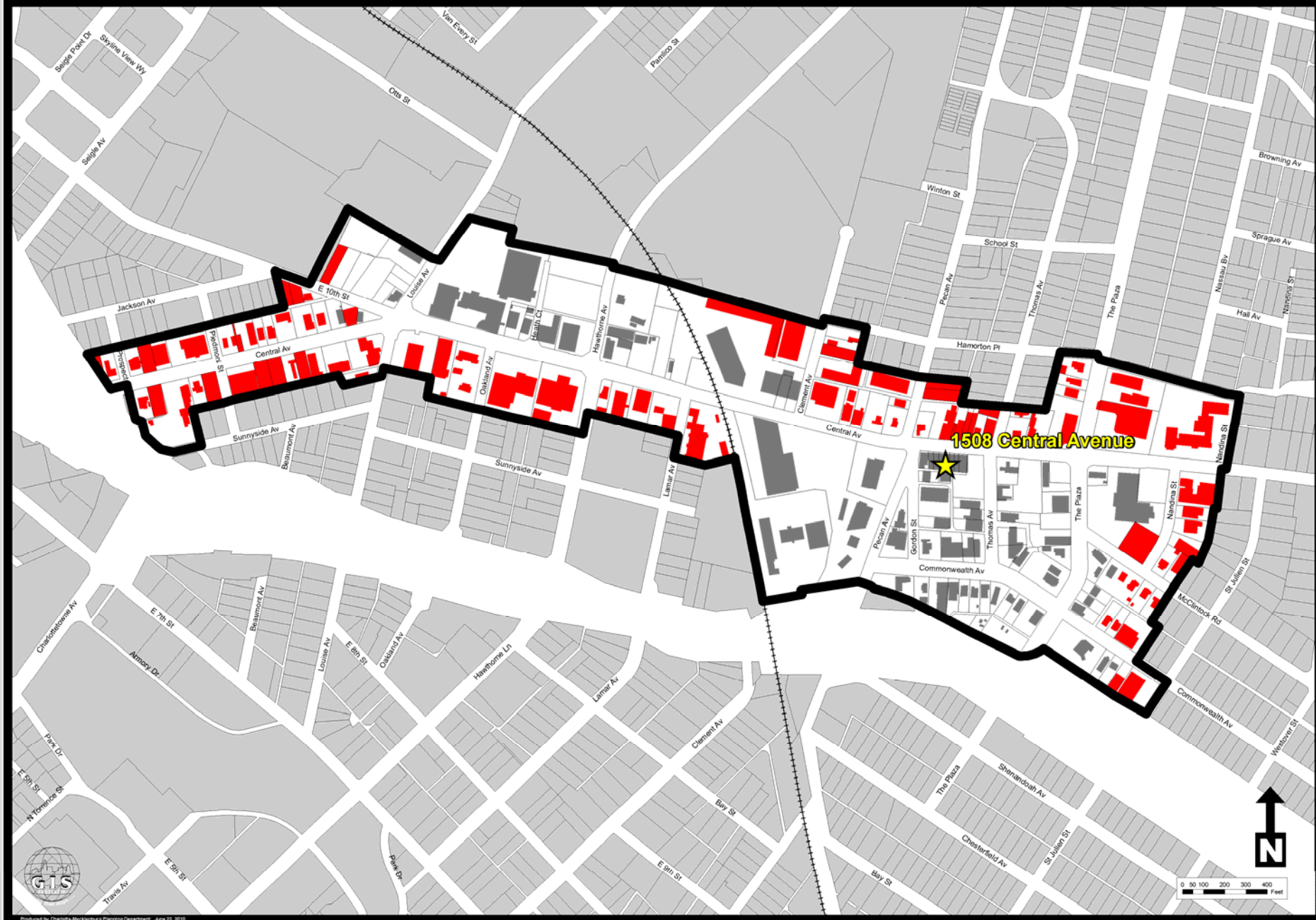


# Plaza-Central Pedscape Plan

Properties within 400 Feet of Residential Zoning

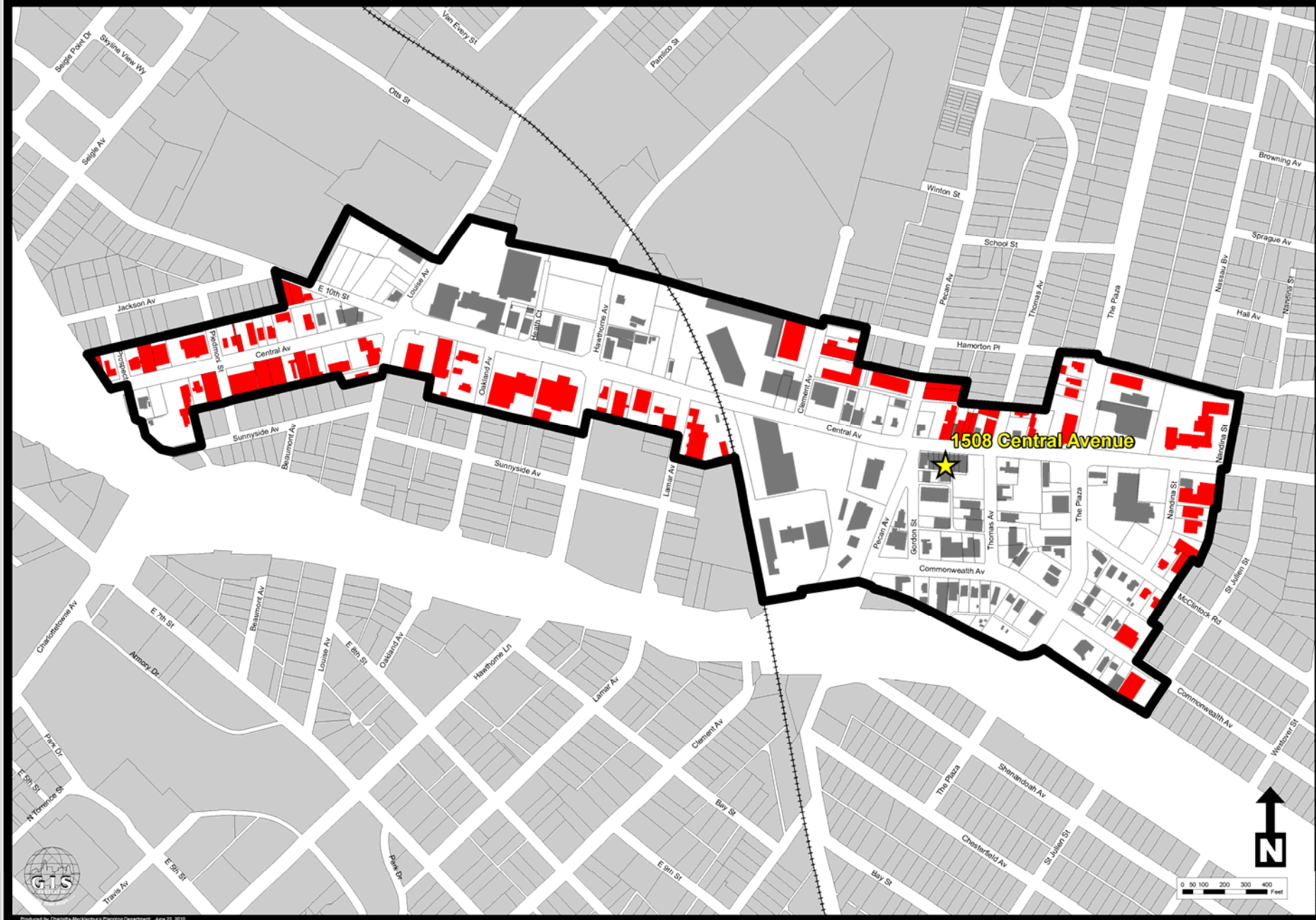


### Properties within 225 Feet of Residential Zoning

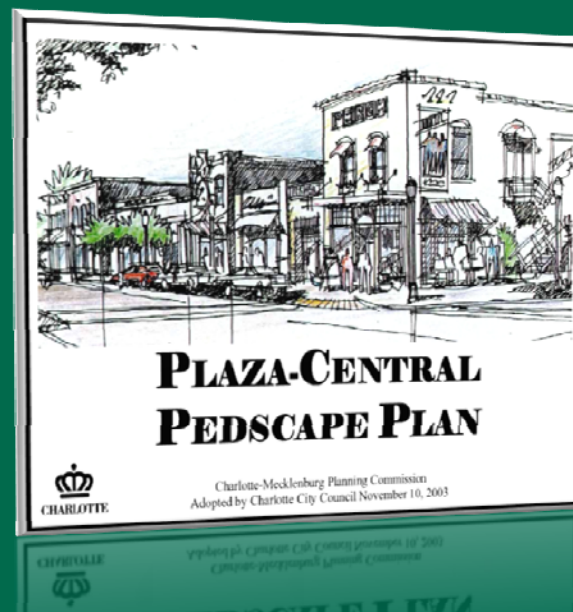


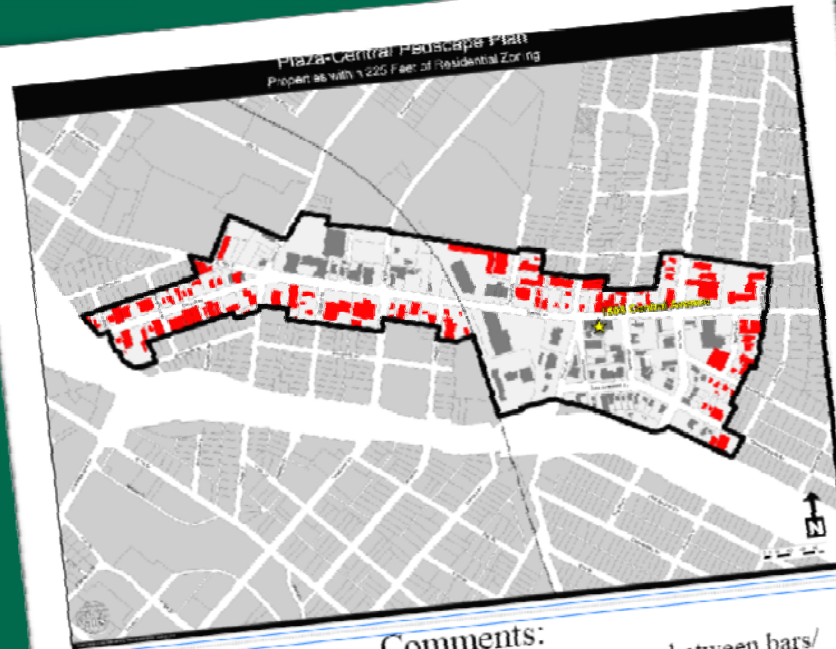


### Properties within 100 Feet of Residential Zoning



- Prepare Staff Analysis – July/August
- Final Public Meeting – August
- Planning Committee – September
- City Council – October/November





## Comments:

. Do you support the application to reduce the distance between bars/nightclubs and residential to 225'?

. If not, would you support something less than 400' between bars/nightclubs and residential?

. Other comments/suggestions?

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