



CHARLOTTE
CHARLOTTE-MECKLENBURG
PLANNING

Plaza-Central Plan Amendment

Public Meeting
9.23.2010

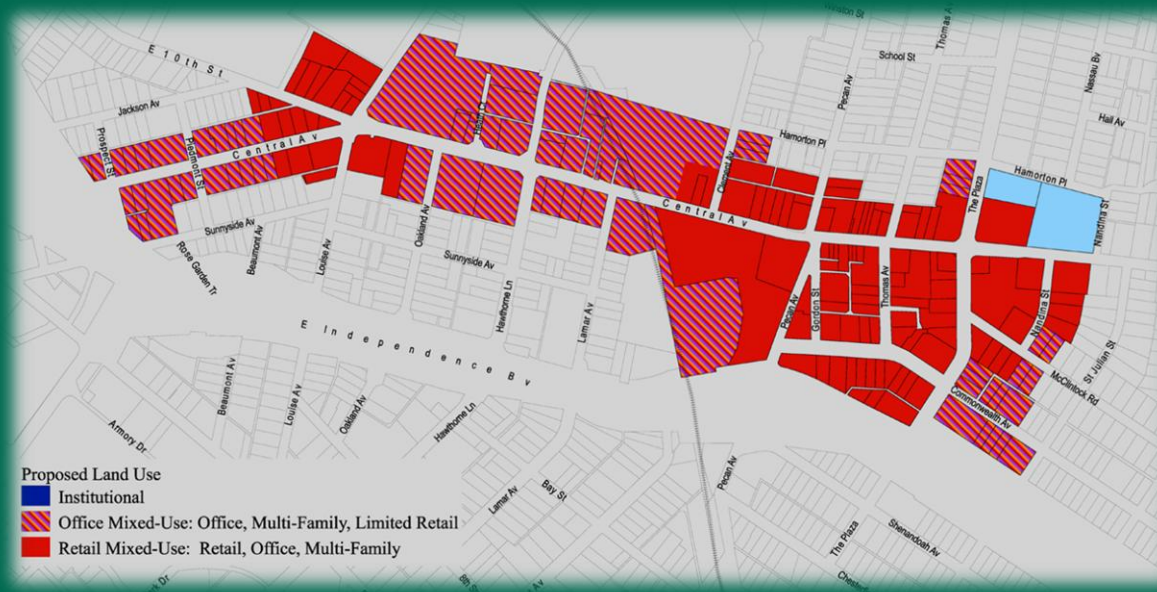
Meeting Purpose

Provide an overview and gather comments related to a proposed amendment to the *Plaza-Central Pedscape Plan (2003)* for bars, nightclubs, and lounges



Plaza-Central Pedscape Plan

- Adopted by City Council in 2003
- Guides land use, public investment and other decisions
- Focuses on enhancing the pedestrian environment



What is PED?

- *Key Implementation Strategy for Pedscape Plans*
- *Pedestrian Overlay Zoning District*
- *Overlays the existing zoning district(s)*
- *Provides standards for form and design but does not change land use*

What is a Plan Amendment?

- Proposed change to adopted area plan
- Can be requested by the public, Planning Commission, City Council, and/or staff
- Includes staff analysis and public involvement
- 3 – 9 month process
- Must be adopted by City Council



Proposed Plan Amendment to Plaza Central Pedscape Plan

- Submitted in February 2010
- Request for reduction in 400' distance from residential required for alcohol sales in Plaza-Central plan area to 225'
- Cannot apply for variance in PED and staff would not support PED-0



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 adopted by City Council.



“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*)



Distinguishing bars/nightclubs from restaurants:

Nightclub, bar, lounge

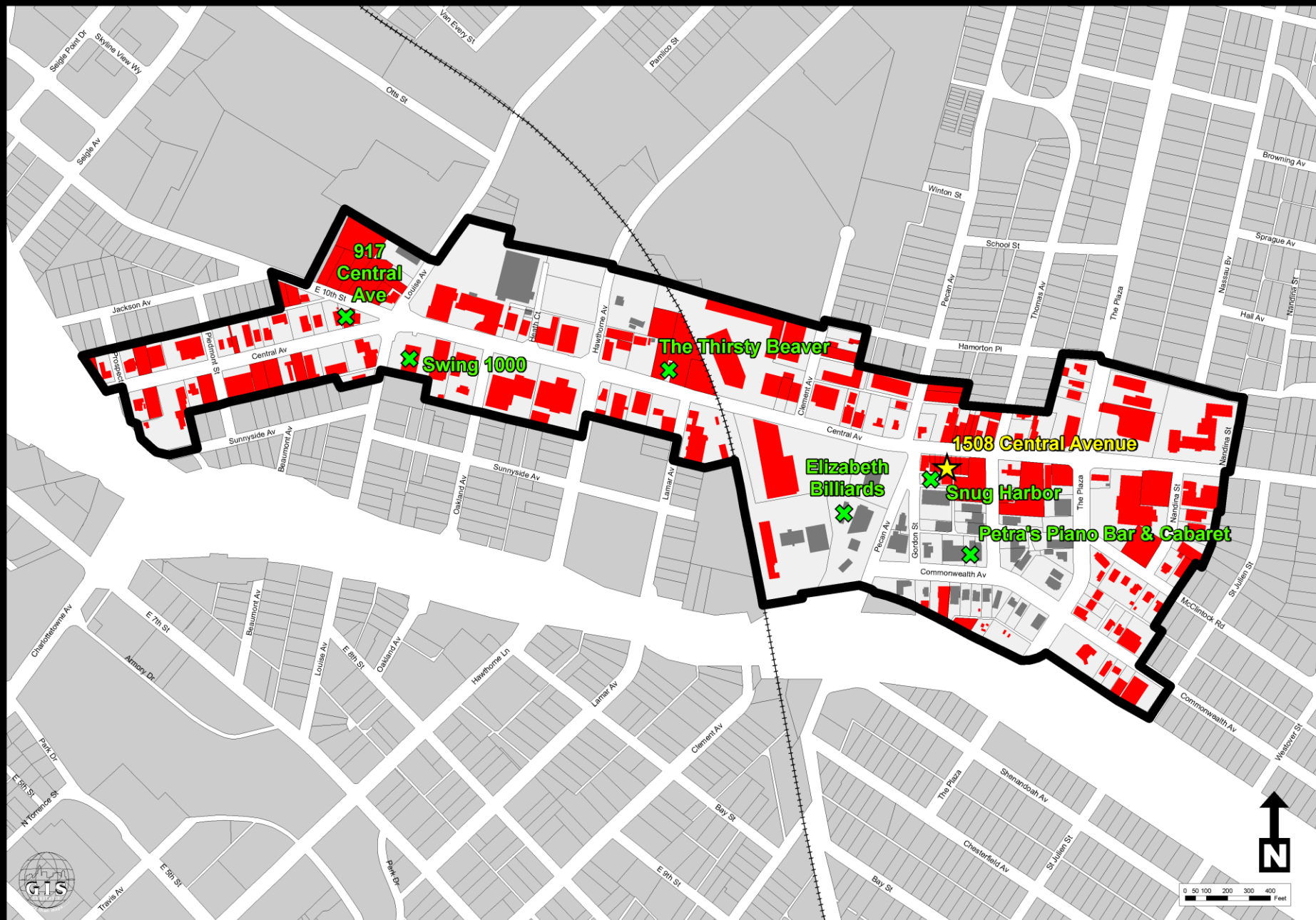
- *Zoning Ordinance*

Restaurant

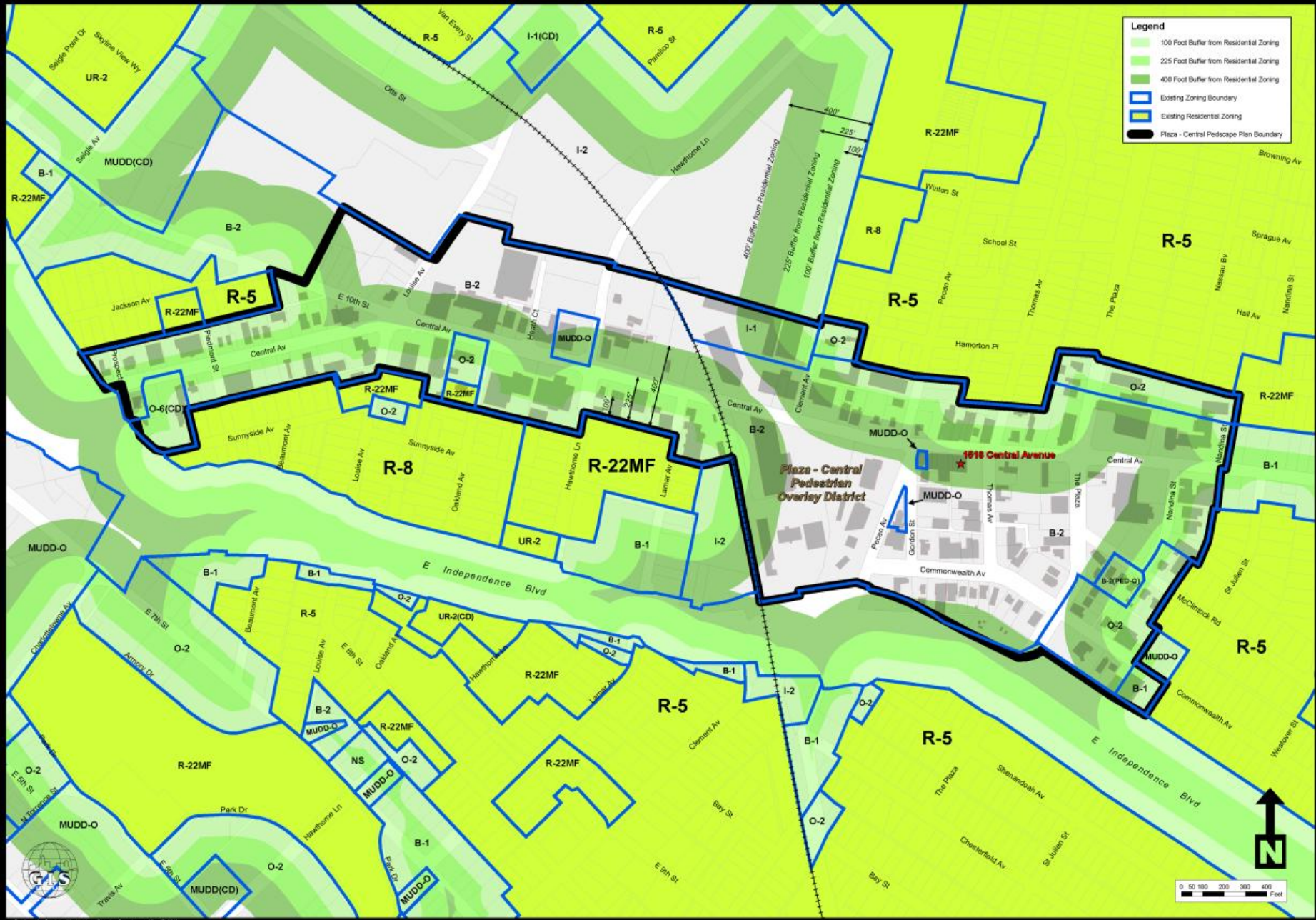
- *Zoning Ordinance*

- *ABC – NC*

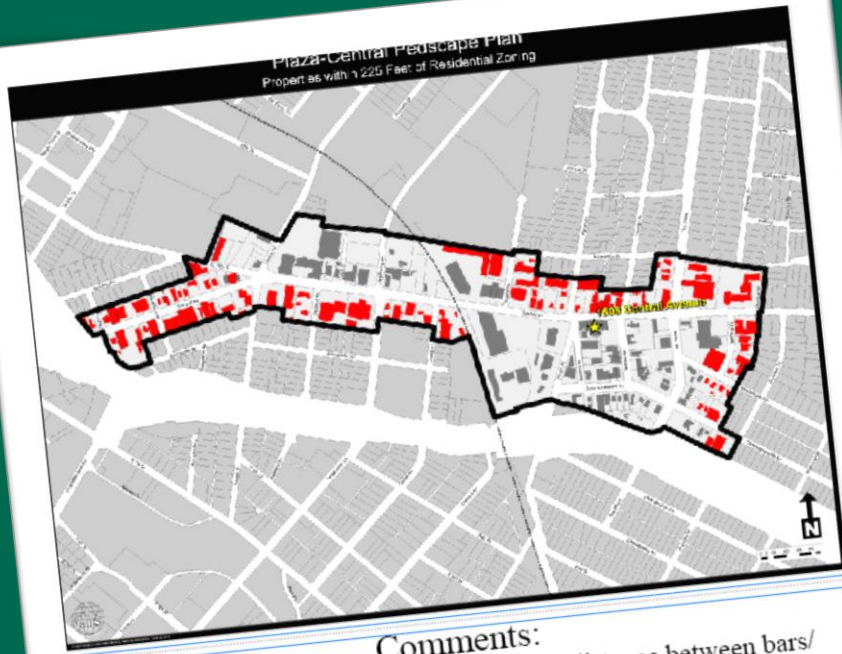
Properties within 400 Feet of Residential Zoning



100, 225 and 400 Foot Buffer from Residential Zoning



Public Meeting Overview



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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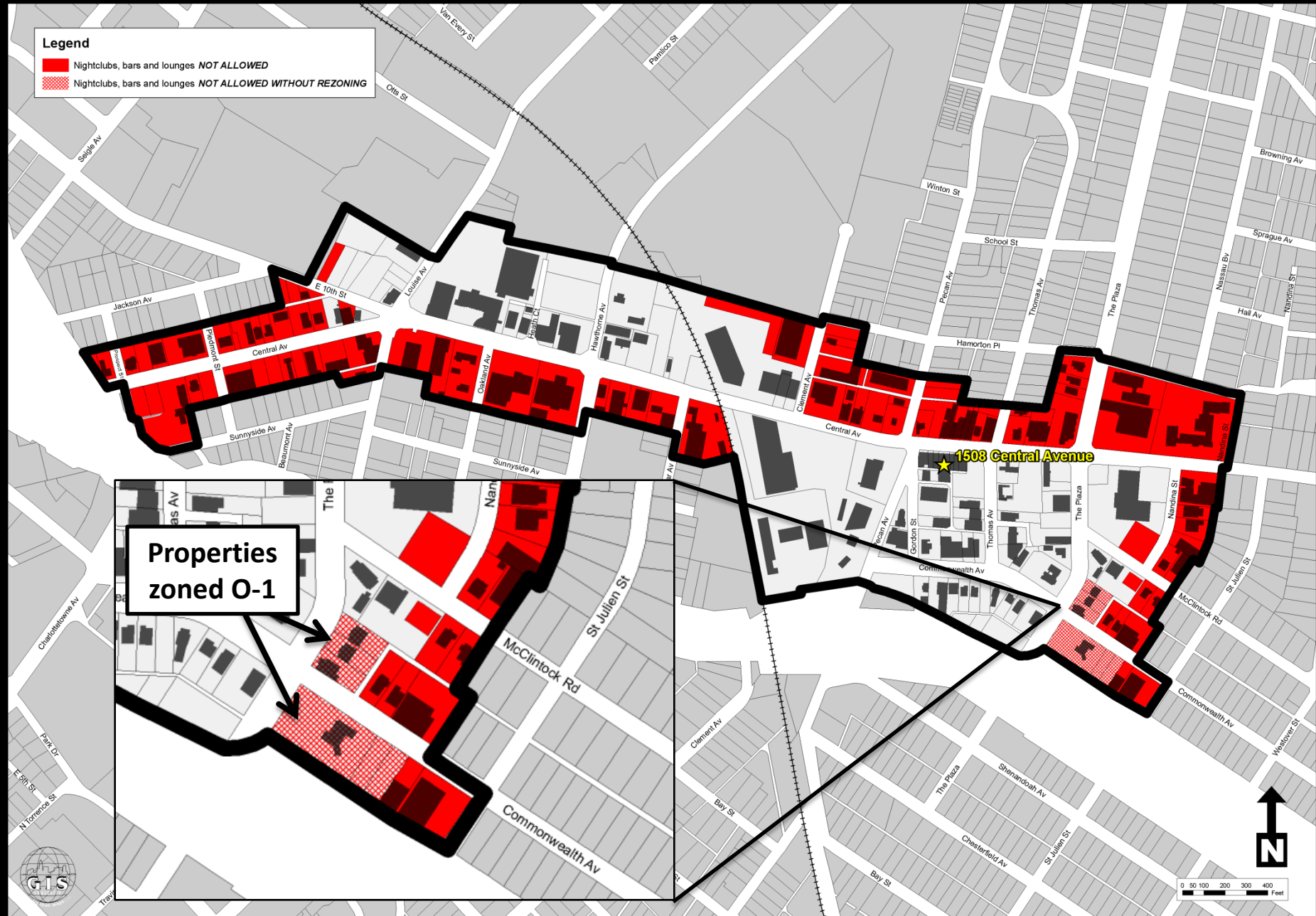
- Held July 1st, 2010 at Veterans Park
- Approximately 15 persons attended
- Concerns were parking & drinking and driving through the neighborhood
- Most would support the amendment if it concentrated bars/nightclubs on Central and away from the single-family neighborhoods

Proposed Text Amendment

- “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 225’ feet from any residential structure in a residential district. Nightclubs, bars and lounges as a principle use must be located in an underlying zoning district that permits these uses.”

Plaza-Central Pedscape Plan Amendment

Prohibited Nightclub, Bar and Lounge Locations based on Proposed 225 Foot Residential Buffer



- Planning Committee Overview
- Final Public Meeting – September 23rd
- Planning Committee Public Comment – October
- Planning Committee Recommendation - November
- City Council –November

