



October 5, 2010

Dear Property Owner:

Planning Department staff has been working with the business owners, residents and other area stakeholders over the last several months on a requested amendment to the *Plaza Central Pedscape Plan*. The requested amendment would reduce the 400' separation required between residential districts and bars/nightclubs to 225'. This reduction would apply to properties located within the *Plaza-Central Pedscape Plan* boundaries to allow alcohol sales within 225' of residentially zoned properties. Please be aware that this amendment to the *Plaza Central Pedscape Plan* **will not change any zoning and only applies to those properties located within the Plaza Central Pedscape Plan boundaries**. The boundaries of the *Plaza Central Pedscape Plan* study area are shown on the map enclosed.

The Charlotte-Mecklenburg Planning Commission is inviting citizens to provide comments on this request to amend the *Plaza-Central Pedscape Plan* at their meeting on:

Date: Tuesday, October 19th, 2010
Time: 5:00 pm
Location: Charlotte Mecklenburg Government Center
600 East 4th Street
Room 280

The proposed amendment to be included on page 22, Part III, Section 4, Paragraph 9 of the *Plaza Central Pedscape Plan* (attached), is as follows:

"As authorized in the Pedestrian Overlay District section of the *Zoning Ordinance*, *nightclubs, bars and lounges shall be allowed as a principal use*, provided that they are located in an underlying zoning district that permits these uses and located at least 225' feet from a residential district (R-3, R-4, R-5, R-6, R-8, R-8MF, R-12MF, R-17MF, R-22MF, R-43MF, UR-1, UR-2, UR-3)."

Parking for the meeting is available at the Charlotte Mecklenburg Government Center parking deck located at the intersection of 3rd and Davidson Streets across from the Government Center. Transit services are also available from the neighborhood via CATS bus number 9.

The Planning Commission is tentatively scheduled to make a recommendation on this proposed amendment in November, with public comment at City Council to follow. Notice of subsequent public comment opportunities will be mailed to property owners once these meetings are scheduled.

Should you have any questions or comments, please feel free to contact me at 704-353-0225 or pmjones@charlottenc.gov. You will find a copy of the amendment and other information on our website at www.charlotteplanning.org.

Sincerely,

Michelle Jones
Principal Planner – Urban Design

Plaza-Central Pedscape Plan Amendment

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

