
REQUEST	Establishment of Zoning: B-2(PED), general business, pedestrian overlay district
LOCATION	Approximately 0.43 acres located near the southeast corner at the intersection of Pecan Avenue and Commonwealth Avenue.
SUMMARY OF PETITION	The petition proposes to establish zoning for acreage previously part of Independence Boulevard right-of-way and to align the zoning district with the intent of the <i>Plaza Central Pedscape Plan</i> .
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the intent of the <i>Plaza Central Pedscape Plan</i> .
PROPERTY OWNER	Commonwealth & Pecan LLC
PETITIONER	Charlotte-Mecklenburg Planning Department
AGENT/REPRESENTATIVE	Monte Richey, President, The Conformity Corporation
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
 - The subject property is located in the Plaza Central Business District and was part of the right-of-way for Independence Boulevard. The property has since been deemed to be unneeded for right-of-way, and steps have been undertaken to transfer ownership from NCDOT to a private property owner.
 - **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The site consists of undeveloped acreage once part of Independence Boulevard right-of-way and is immediately surrounded primarily by retail and commercial uses on properties zoned B-2(PED) and MUDD-O(PED). To the south of the property, across Independence Boulevard (on the south side), are single family homes, office, retail, and light industrial uses on properties zoned R-5, O-2, B-1 and I-2.
 - **Rezoning History in Area**
 - Rezoning petition 2007-110 amended a previously approved MUDD-O(PED) site plan on approximately 0.19 acres located at the intersection of Pecan Avenue and Gordon Street, to permit up to an 11,132 square feet expansion to a 3,868 square foot building for a restaurant. Rezoning petition 2008-154 was a subsequent site plan amendment at the same property to allow parking at a ratio of one parking space per 400 square feet (previous site plan provided a ratio of one space per 125 square feet).
 - **Public Plans and Policies**
 - The *Plaza Central Pedscape Plan* (2003) recommends "retail mixed use" for the properties adjacent to this petition.
 - This petition is consistent with the intent of the *Plaza Central Pedscape Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No comments received.
 - **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:** The site could generate 350 trips under the proposed zoning. This will have a minor impact on the surrounding thoroughfare system.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

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