
Note: Planning staff is requesting a deferral of this petition to the March 17, 2014 meeting to continue discussions with PED (pedestrian overlay) property owners, neighborhood leaders and other interested parties and consider making additional changes to the pedestrian overlay district. Additional changes would require this text amendment, originally heard on March 19, 2013, to have a new public hearing.

REQUEST	Text amendment to Section 10.812 of the Zoning Ordinance
SUMMARY OF PETITION	The petition proposes to clarify that there is no maximum density for residential dwellings in the PED (pedestrian overlay) district.
STAFF RECOMMENDATION	Staff recommends deferral of this petition to allow additional changes to the PED (pedestrian overlay) standards.
PETITIONER	Charlotte-Mecklenburg Planning Department
AGENT/REPRESENTATIVE	Charlotte-Mecklenburg Planning Department
COMMUNITY MEETING	Meeting is not required. Staff invited PED (pedestrian overlay) property owners, neighborhood leaders and other interested parties to attend several meetings to discuss this text amendment.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The text amendment contains the following provisions:
 - Adds language to Table 10.812(1) to clarify that there is no maximum density for residential dwellings in the PED (pedestrian overlay) district. This addition will clarify that underlying zoning district regulations for density do not apply.
- **Public Plans and Policies**
 - The petition is consistent with *Centers, Corridors and Wedges Growth Framework* goals to create a vibrant economy; a more urban and pedestrian-oriented form of development; neighborhood-scale commercial uses; and preserving and enhancing existing neighborhoods.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:** Not applicable.
 - **Connectivity:** Not applicable.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - There is no site plan associated with this text amendment.

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Mecklenburg County Parks and Recreation Review

Planner: Sandra Montgomery (704) 336-5722