

REQUEST	Text amendment to modify the Pedestrian Overlay District (PED) development and urban design standards.
SUMMARY OF PETITION	This petition proposes to 1) modify the development and urban design standards of PED, 2) modify the PED applicability section standards, and 3) modify that the Planning Director, or authorized designee, will be given the authority to modify the screening and streetscape requirements, and approve alternative screening requirements.
Petitioner Agent/Representative	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Griffith/Simmons
	Yeas: Allen, Griffith, Howard, Locher, Rosenburgh, Simmons, and Walker
	Nays: None
	Absent: None
	Recused: None

ZONING COMMITTEE DISCUSSION Staff reviewed the text amendment. There were no questions.

STATEMENT OF CONSISTENCY This petition is found to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Simmons)

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

This petition contains the following provisions:

- Prohibits drive-through service windows for restaurants or retail uses, whether they are a principal use, or accessory use.
- The Planning Director, and his or her authorized designee, will be given the authority to modify the screening and streetscape requirements, and approve alternative screening requirements.
- Modifies the applicability standards for uses that change from a residential use to a nonresidential use, with no expansion:
 - Requires the removal of any existing parking that may be in conflict with the provision of the streetscape requirements.
 - Eliminates the requirement that non-conforming parking must be removed.
 - Adds a requirement for a five-foot sidewalk connection between the building and the sidewalk.

- Provides section cross-references of other requirements.
 - Modifies the applicability standards for uses that expand more than 5 percent, or 1,000 square feet, whichever is less:
 - Clarifies that the streetscape, buffering, screening, and parking requirements shall be met.
 - Requires that any existing parking in conflict with the streetscape requirements must be removed.
 - Adds a requirement for a five-foot wide sidewalk connection between the building and the sidewalk.
 - Provides section cross-references.
 - Modifies the applicability standards for major façade improvements:
 - Requires the removal of any existing parking that may be in conflict with the provision of the streetscape requirements.
 - Eliminates the requirement that non-conforming parking must be removed.
 - Provides section cross-references for other requirements.
 - **Public Plans and Policies**
 - This petition is consistent with adopted policies.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Schools:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

- None.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- CFD Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review
- Zoning Committee Recommendation

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