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<b>REQUEST</b>	Text amendment to modify the Pedestrian Overlay District (PED) development and urban design standards.
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with adopted policies, reasonable, and in the public interest.
<b>Petitioner Agent/Representative</b>	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
<b>Community Meeting</b>	Meeting not required.

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**

This petition has 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.

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**PUBLIC INFRASTRUCTURE** (see full department reports online)

**CDOT:** No issues.

**Charlotte Fire Department:** No issues.

**CATS:** No issues.

**Schools:** CMS does not comment on text amendments.

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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

**Storm Water:** No issues.

**LUESA:** No issues.

**SITE DESIGN:**

There is no site plan associated with this text amendment.

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**OUTSTANDING ISSUES**

No issues.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- CFD Review
- LUESA Review
- Storm Water Review

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