

REQUEST	Proposed 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> .	
PROPERTY OWNER	Commonwealth & Pecan LLC	
PETITIONER	Charlotte-Mecklenburg Planning Department	
AGENT/REPRESENTATIVE	Monte Richey, President, The Conformity Corporation	
COMMUNITY MEETING	Meeting is not required.	
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the intent of the <i>Plaza Central Pedscape Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Phipps)(Commissioner Zoutewelle recused).	
ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.	
VOTE	Motion/Second:	Griffith/Phipps
	Yeas:	Allen, Firestone, Griffith, Phipps and Rosenburgh
	Nays:	None
	Absent:	Dodson
	Recused:	Zoutewelle
ZONING COMMITTEE DISCUSSION	Staff presented this item to the Committee. There was no discussion of this petition.	
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

- **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.

- **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*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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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.
 - **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.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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