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

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#### 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](http://www.rezoning.org)**

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

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