
REQUEST	Text amendment to Table 9.101 and Sections 9.8503, 9.903, 9.1206, 10.811, 10.905, and 12.544 of the Zoning Ordinance
SUMMARY OF PETITION	The petition proposes to allow breweries with an associated restaurant, nightclub, bar or lounge in the MUDD, UMUD, TOD-E and TOD-M zoning districts and in the PED and TS Overlay zoning districts, with prescribed conditions.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with adopted policies.
PETITIONER	Charlotte-Mecklenburg Planning Department
AGENT/REPRESENTATIVE	Charlotte-Mecklenburg Planning Department
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**

- A microbrewery citizens advisory group was formed in early 2013 to review regulations allowing breweries. The CAG met four times, and two text amendments were filed.
- The first text amendment, petition 2013-039, was adopted March 25, 2013, and allows breweries in the U-I, I-1, and I-2 zoning districts, with prescribed conditions.
- This is the second text amendment, supported by the CAG, which proposes to allow breweries combined with an associated restaurant, nightclub, bar or lounge, to locate in the MUDD, UMUD, TOD-E, TOD-M, PED and TS urban zoning districts.

- **Proposed Request Details**

The text amendment contains the following provisions:

- Allows breweries in the urban zoning districts of MUDD, UMUD, TOD-E, TOD-M, PED and TS only when combined with a restaurant, nightclub, bar or lounge component located in the same building, when the following prescribed conditions are met:
 - Maximum size of the brewery and all associated uses:
 - 15,000 square feet, or 25,000 square feet if located in a building constructed prior to 1980. A larger size is permitted to encourage the adaptive reuse of older, under-utilized buildings.
 - Requirements for the associated restaurant, nightclub, bar or lounge component:
 - Minimum size: 20% of the total square footage for the brewery and all associated uses, or 1,500 square feet, whichever is less.
 - Visibility and accessibility:
 - If the brewery is located on a public right-of-way, private street, or rapid transit line, the associated restaurant, nightclub, bar or lounge use shall have fenestration through vision glass, doors or active outdoor spaces along 30% of the building side that fronts the public right-of-way, private street, or rapid transit line.
 - If the building architecture or site prohibits meeting the above condition, the Planning Director or designee may approve alternative approaches.
 - All prescribed conditions associated with the restaurant, nightclub, bar or lounge in the Zoning Ordinance shall be met, including separation distances. Any text amendment modifications to the restaurant, nightclub, bar or lounge prescribed conditions that are an outcome of the citizen advisory group underway will apply to this use.
- Off-site distribution of manufactured beer is permitted from Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street) , or by a commercial cul-de-sac.
- All development and urban design standards required in the zoning district shall be met.

- **Public Plans and Policies**
 - The petition is consistent with adopted policy.
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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 issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:** Not applicable.
 - **Connectivity:** Not applicable.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
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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 text amendment.

OUTSTANDING ISSUES

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

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Sandra Montgomery (704) 336-5722