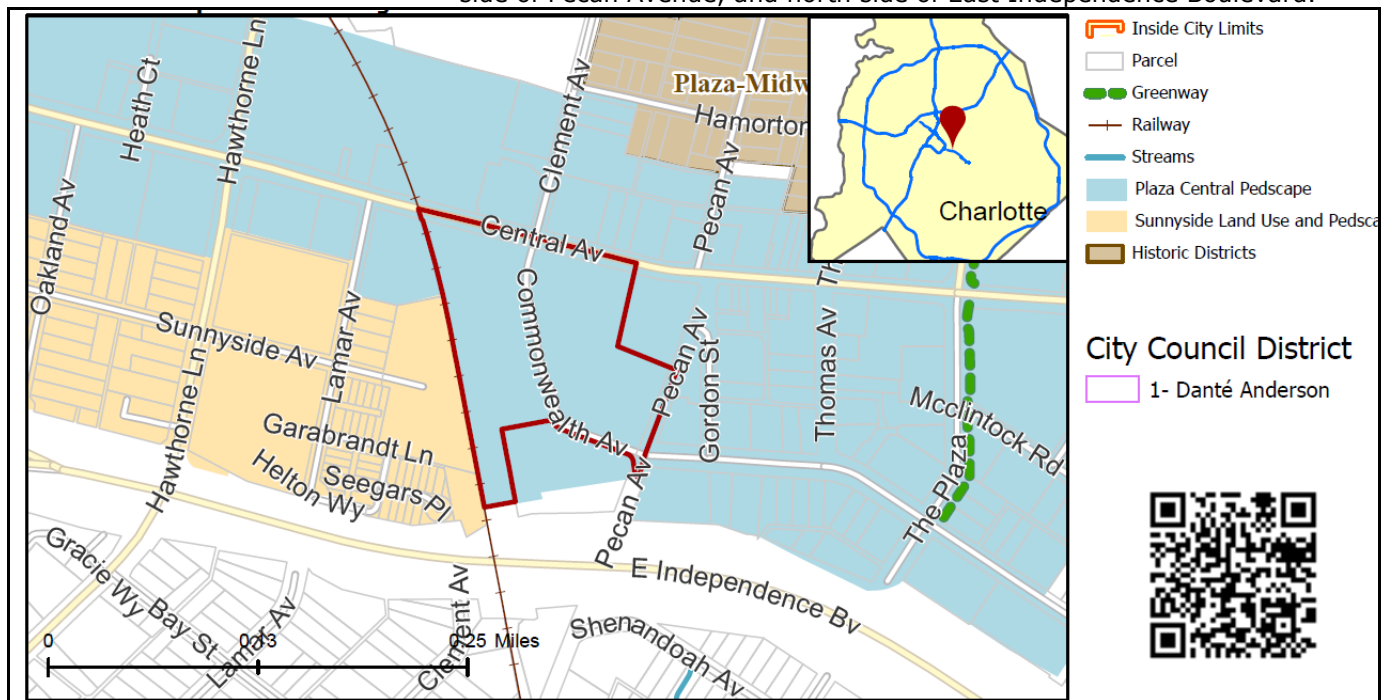


REQUEST

Current Zoning: B-2 PED (general business, pedestrian overlay)
Proposed Zoning: B-2 PED-O (general business, pedestrian overlay optional)

LOCATION

Approximately 8.6 acres bound by the south side of Central Avenue, west side of Pecan Avenue, and north side of East Independence Boulevard.



SUMMARY OF PETITION

The petition proposes to allow the development of a rooftop sign as part of the larger Commonwealth mixed-use development project.

PROPERTY OWNER

Crosland Southeast

PETITIONER

Crosland Southeast

AGENT/REPRESENTATIVE

Brittany Lins and Collin Brown, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 1

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of a technical revision.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center.

Rationale for Recommendation

- This rezoning petition does not modify the entitled land uses for the site.
- Through the use of an optional provision, this proposal would allow for the development of one rooftop sign on a building that is less than 30' in height. No other changes to the site or optional provisions are proposed in this rezoning petition.
- The proposed sign would provide a visual identifier along Central Avenue for the planned Commonwealth mixed-use development.

- The limited scope of this rezoning petition maintains the intent of the pedestrian overlay along this corridor in Plaza Midwood and does not significantly alter the pedestrian-level viewsheds of the area.

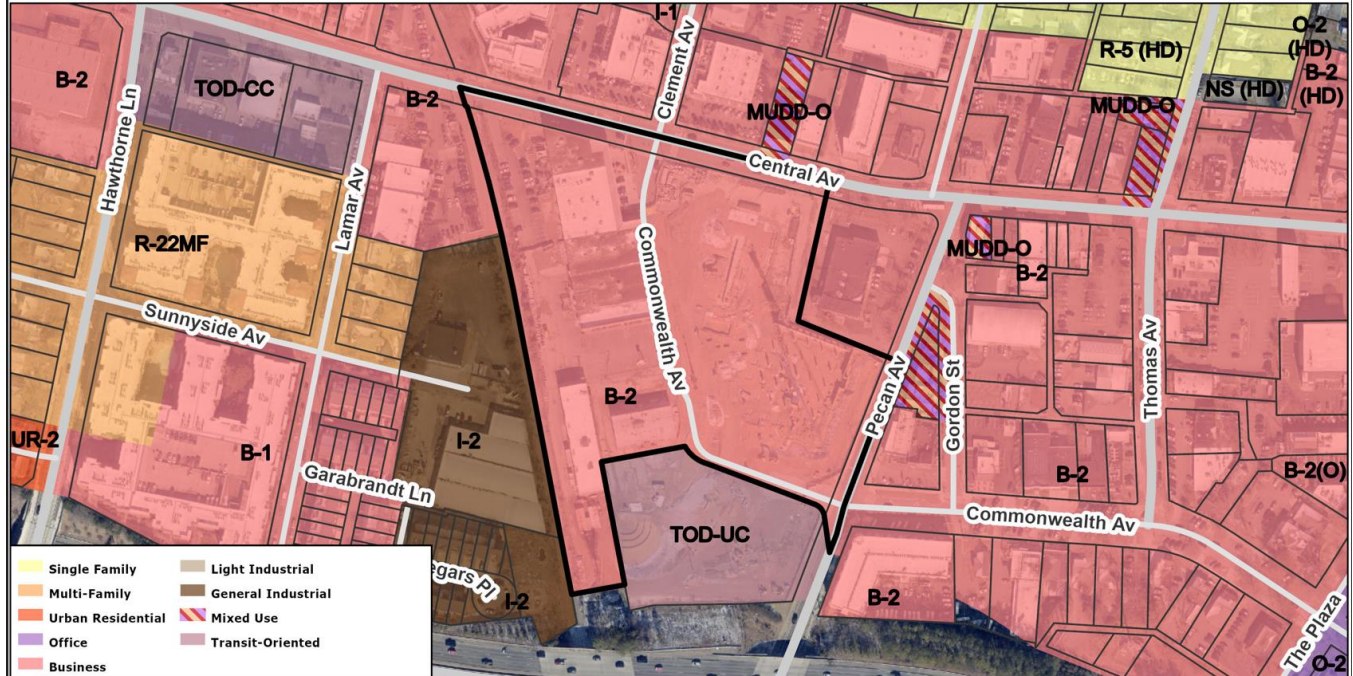
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

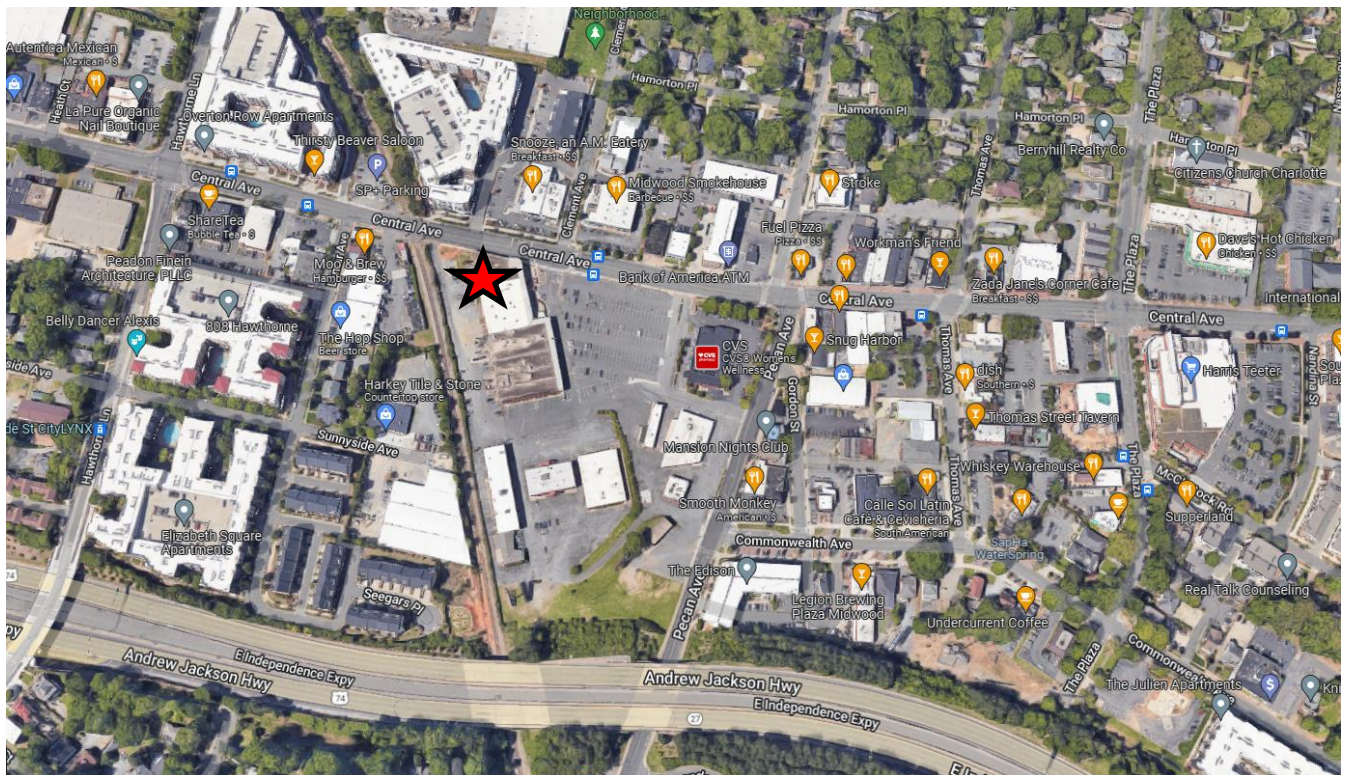
- Requests an optional provision to allow for the development of one rooftop sign on a building that is less than 30' in height.
- Commits to satisfy all other ordinance requirements for the site.

Existing Zoning



- The subject site is zoned B-2 and is in an area with TOD, MUDD, B-2, and some residential zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
B-2 PED (general business, pedestrian overlay)	NC (neighborhood center)	CAC (community activity center)



- The subject site is denoted with a red star and is in an area with commercial, office, multi-family residential, and mixed-uses.



- North of the site is a multi-family development and numerous commercial uses.



- East of the site is a pharmacy, and just across Pecan Avenue are various commercial uses.

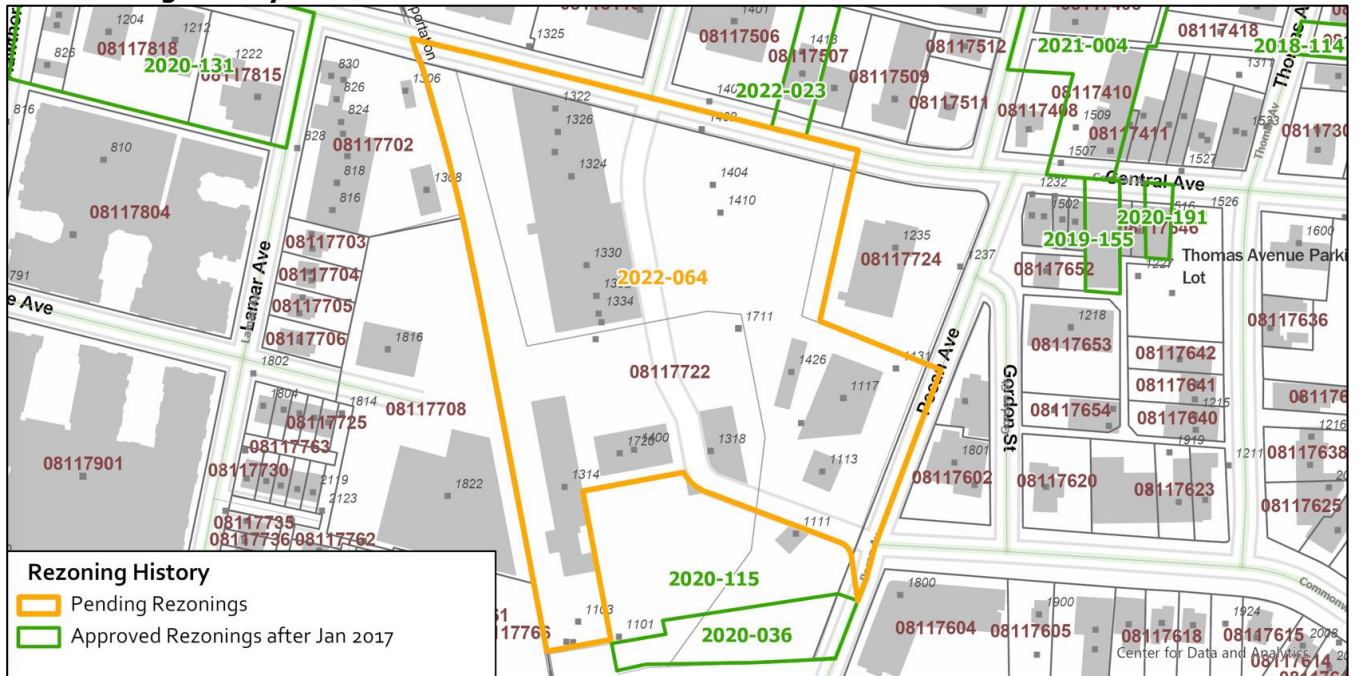


- The site is bound on its southern side by East Independence Boulevard.



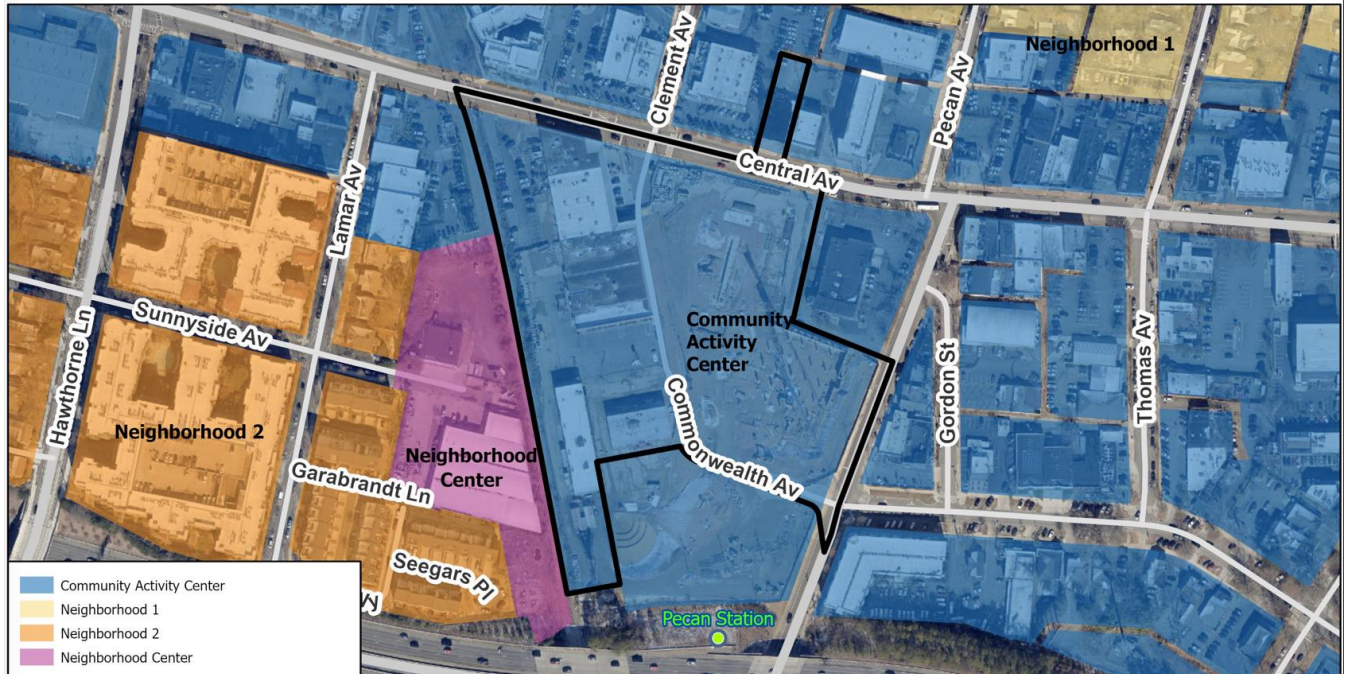
- West of the site are commercial and residential uses.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-114	Rezoned 0.18 acres from R-5 to B-1(CD).	Approved
2019-155	Rezoned 0.18 acres from B-2 PED to B-2 PED-O.	Approved
2020-036	Rezoned 0.56 acres to B-2 PED (no previous zoning on the site).	Approved
2020-115	Rezoned 2 acres from B-2 PED to TOD-UC.	Approved
2020-131	Rezoned 1.54 acres from B-2 PED to TOD-CC.	Approved
2020-191	Rezoned 0.075 acres from B-2 PED to B-2 PED-O.	Approved
2021-004	Rezoned 0.905 acres from B-2 PED to B-2 PED-O.	Approved
2022-023	Rezoned 0.22 acres from B-2 PED to MUDD-O PED.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Community Activity Center.
- **TRANSPORTATION SUMMARY**
 - The site is located on the south side of Central Avenue, a City-maintained major throughfare west of Pecan Avenue, a City-maintained minor throughfare. A Traffic Impact Study (TIS) is not needed for this site.
 - **Active Projects:**
 - There are no active projects near the site.
 - **Transportation Considerations**
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 5,995 trips per day (based on 88,768 square feet of retail).
 - Entitlement: 15,725 trips per day (based on B-2 uses and planned development).
 - Proposed Zoning: 15,725 trips per day (based on B-2 uses and planned development).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Not applicable
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

1. Modify sheet 2 to more clearly display the parcels included in the rezoning and list the acreage of the site consistently on all sheets.
-

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902