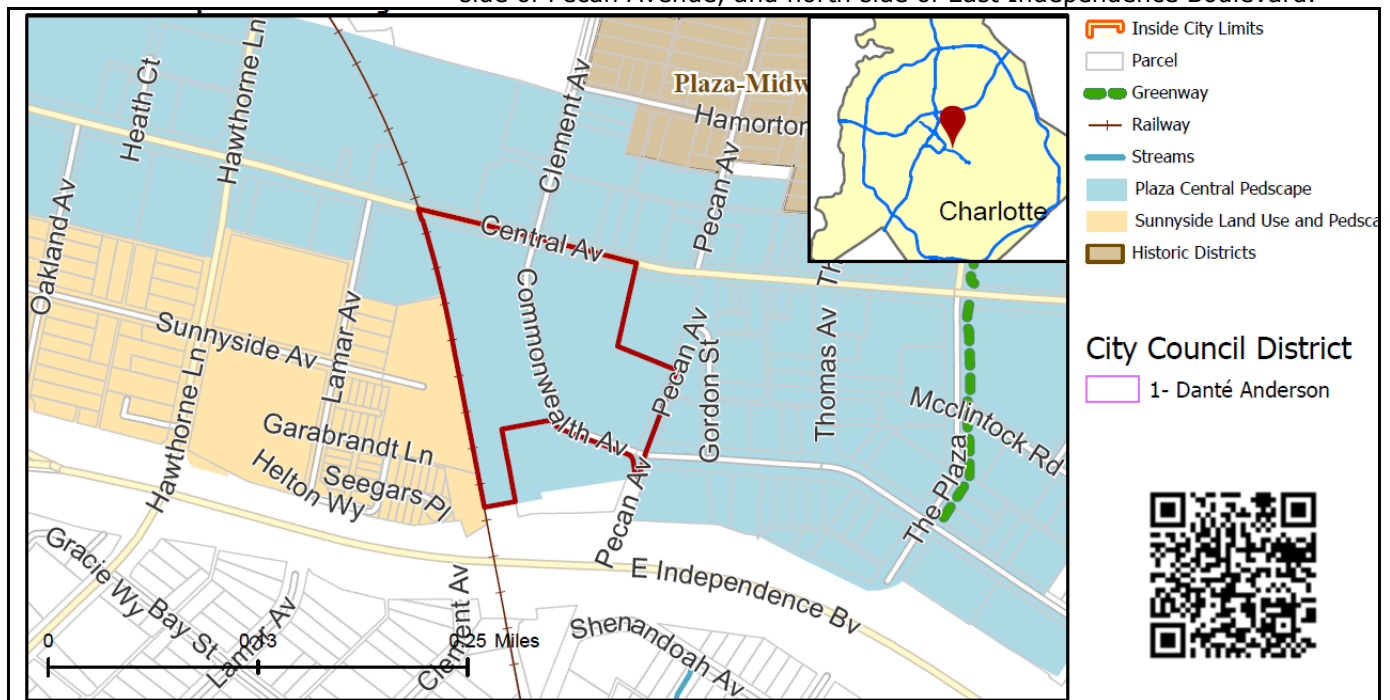


## REQUEST

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.

### 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.

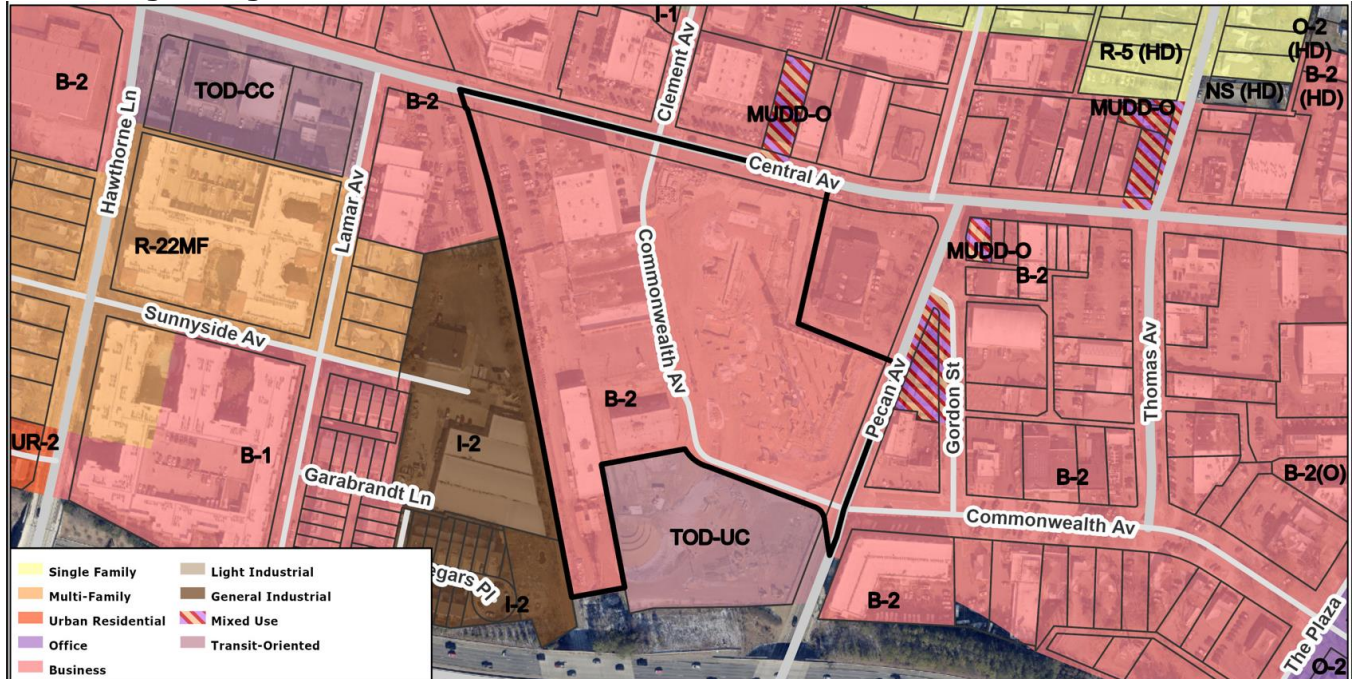
## PLANNING STAFF REVIEW

- 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.

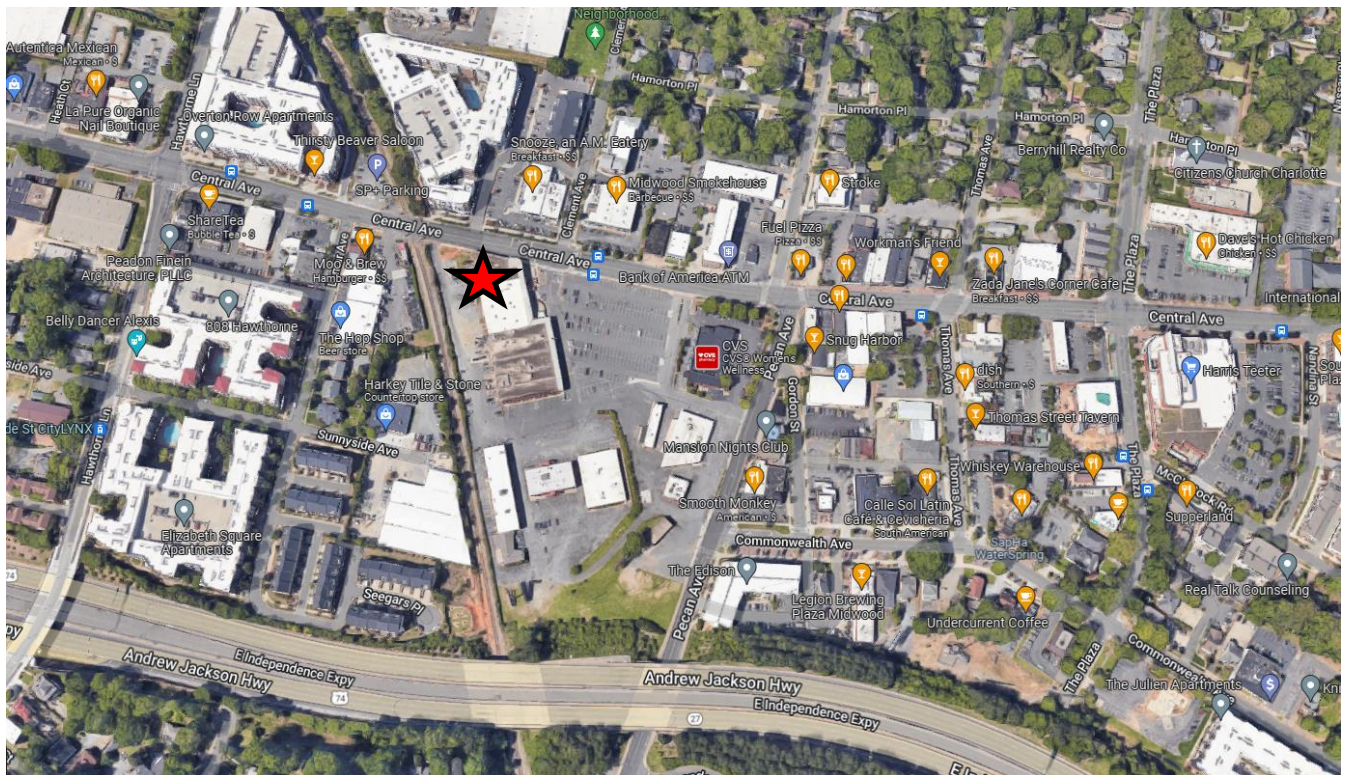
- Existing Zoning**



- 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.



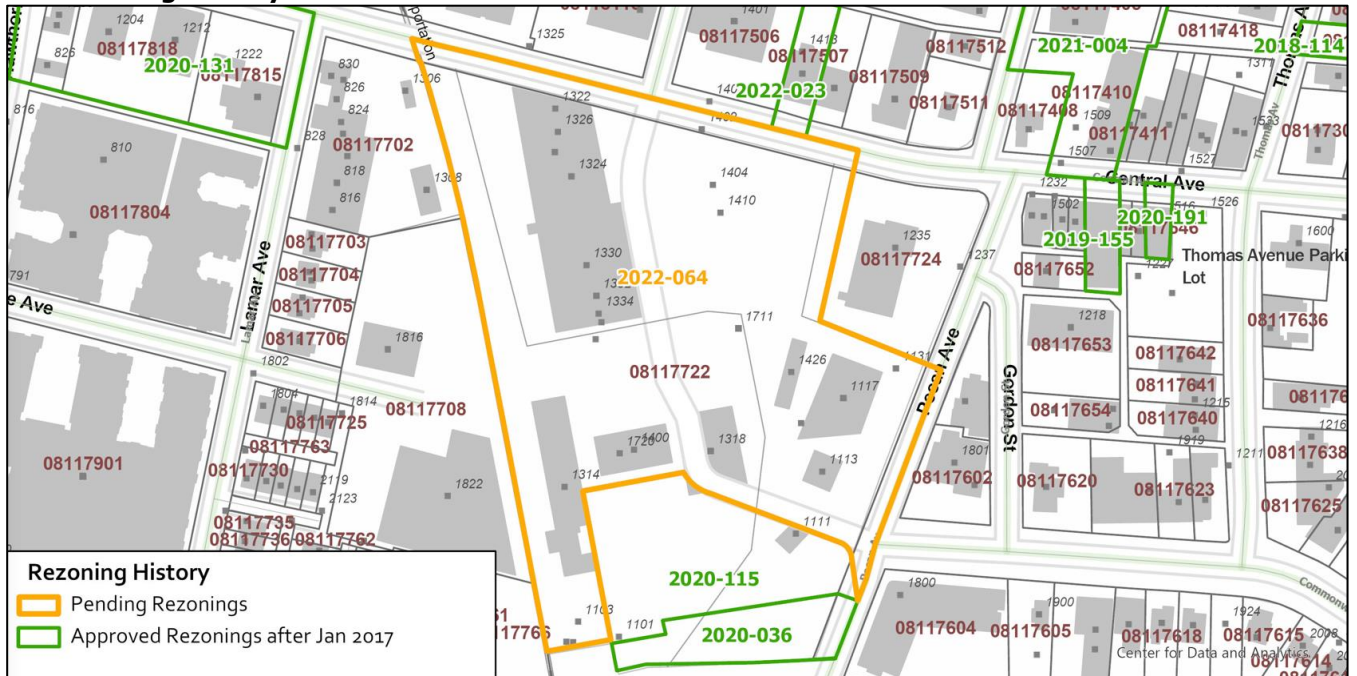


- The site is bound on its southern side by East Independence Boulevard.



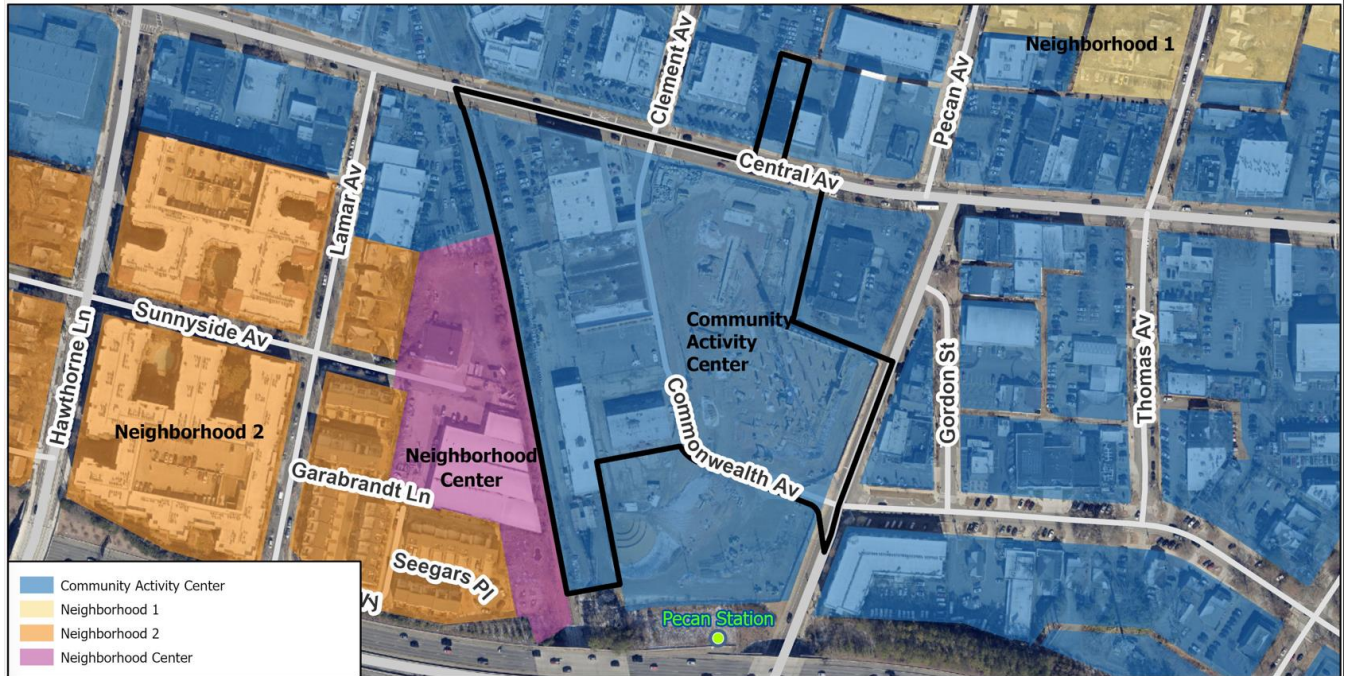
- West of the site are commercial and residential uses.

#### 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](http://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.~~ Addressed
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Holly Cramer (704) 353-1902