

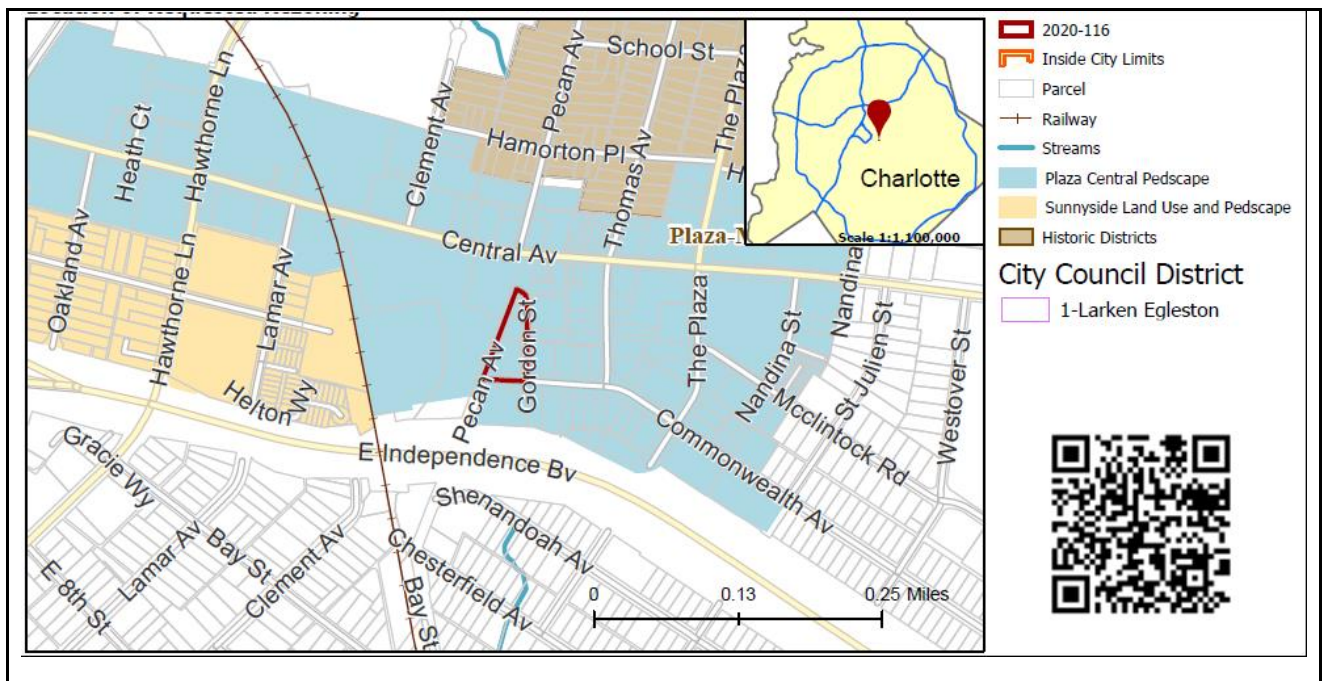
## REQUEST

Current Zoning: B-2 PED (general business, pedestrian overlay) and MUDD-O PED (mixed use development, optional, pedestrian overlay)

Proposed Zoning: TOD-UC PED (transit oriented development - urban center, pedestrian overlay)

## LOCATION

Approximately 0.58 acres located along the east side of Pecan Avenue, north of Commonwealth Avenue, and south of Central Avenue.



## SUMMARY OF PETITION

The petition proposes to allow transit oriented uses on a site developed with a restaurant and nightclub/lounge on the east side of Pecan Avenue between Central Avenue and East Independence Boulevard.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

1801 Commonwealth LLC; A & R Holdings 1 LLC  
Carolina Development Group NC, LLC  
Collin Brown and Brittany Lins/Alexander Ricks  
Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *Plaza Central Pedscape Plan* recommendation for multi-family residential uses greater than 12 units per acre/office/retail.

### Rationale for Recommendation

- The request is less than 1/4 mile from the proposed Pecan Avenue Station along the LYNX Silver Line.
- The site is less than 1/4 mile from the proposed LYNX Gold Line Plaza stop at the intersection of Central Avenue and The Plaza.

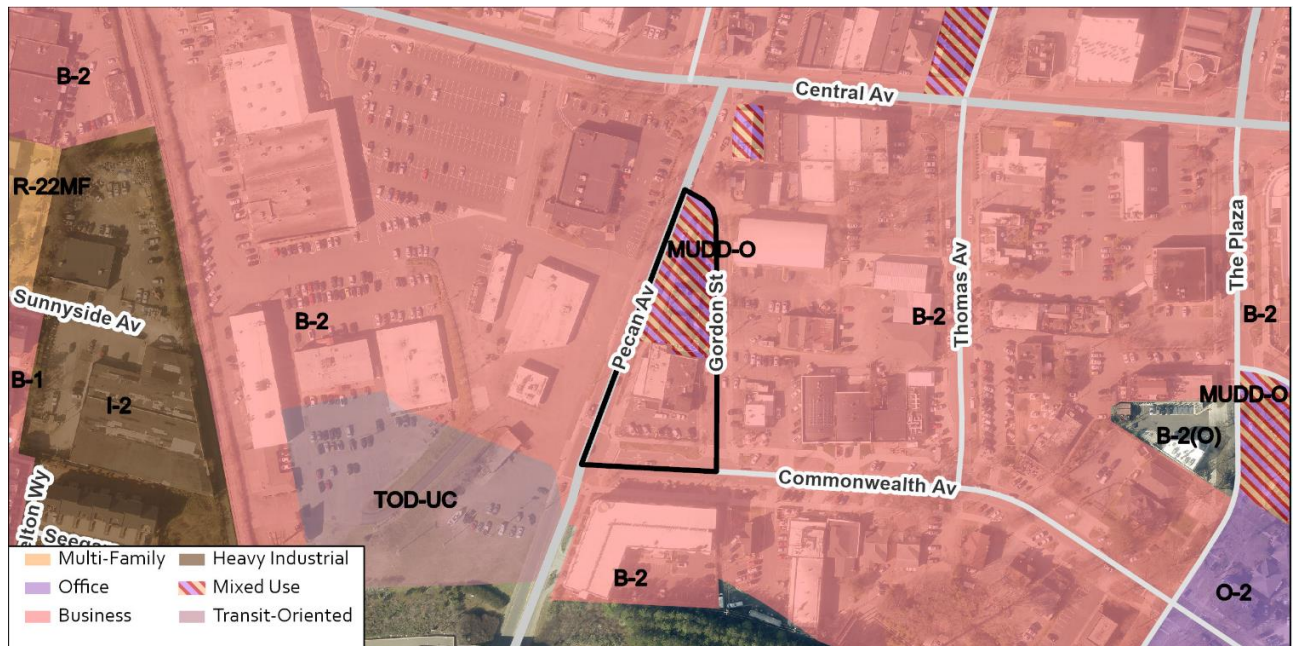
- The adopted plan recommends multi-family residential greater than 12 units per acre/office/retail which is consistent with the with the uses in areas planned for TOD.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- This petition would allow a richer mix of uses to help this property be in keeping with the vision of the *Plaza-Central Pedscape Plan's* overall vision of "creating a vibrant, mixed use district..."

## PLANNING STAFF REVIEW

### • Proposed Request Details

This is a conventional rezoning petition with no associated site plan, which applies all the standards, regulations and uses in the TOD-UC zoning district. Uses permitted in the TOD-UC zoning district include residential, commercial, institutional and governmental.

### • Existing Zoning and Land Use



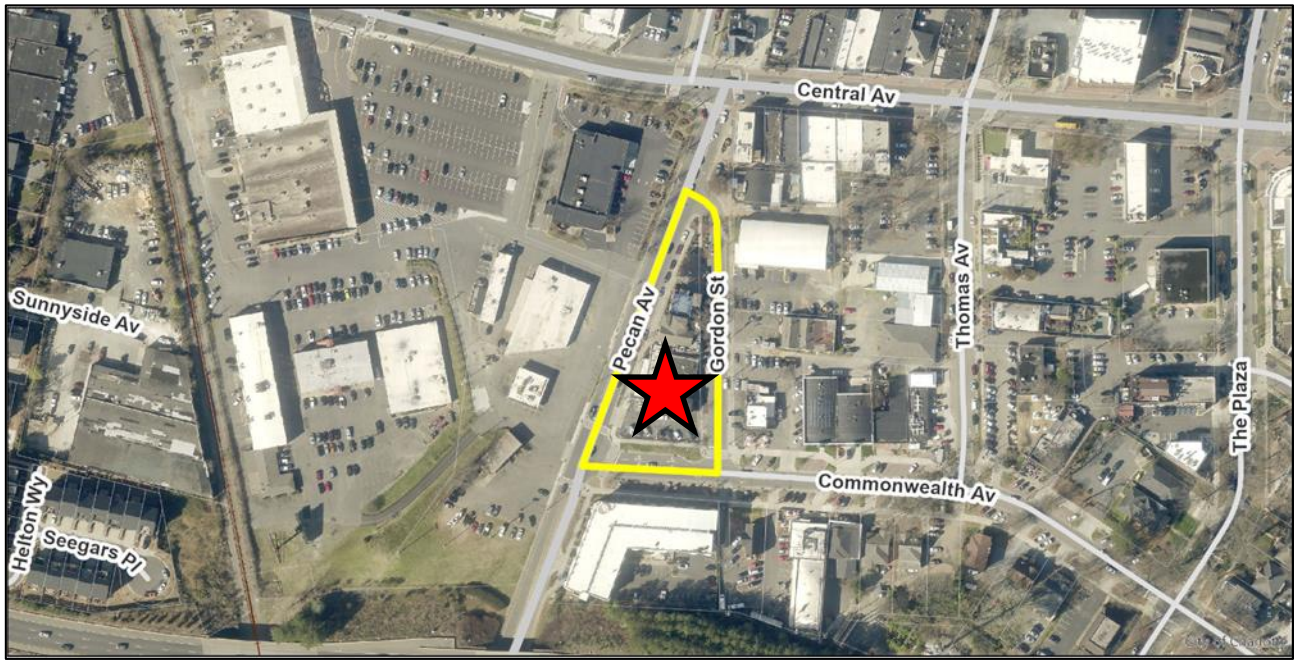
- The site lies within the Central-Plaza pedestrian overlay and is developed with a restaurant and nightclub/lounge and is immediately surrounded by office, residential, restaurant, and retail uses.
- The MUDD-O portion of the site was rezoned via petition 2008-154 to allow optional provisions pertaining building area, setbacks, dining patio location, and off-street parking in affiliation with a proposed restaurant.





The subject site is developed with a restaurant (above) and nightclub/lounge (below).





The site (denoted by red star) is immediately surrounded by office, residential, restaurant, and retail uses.

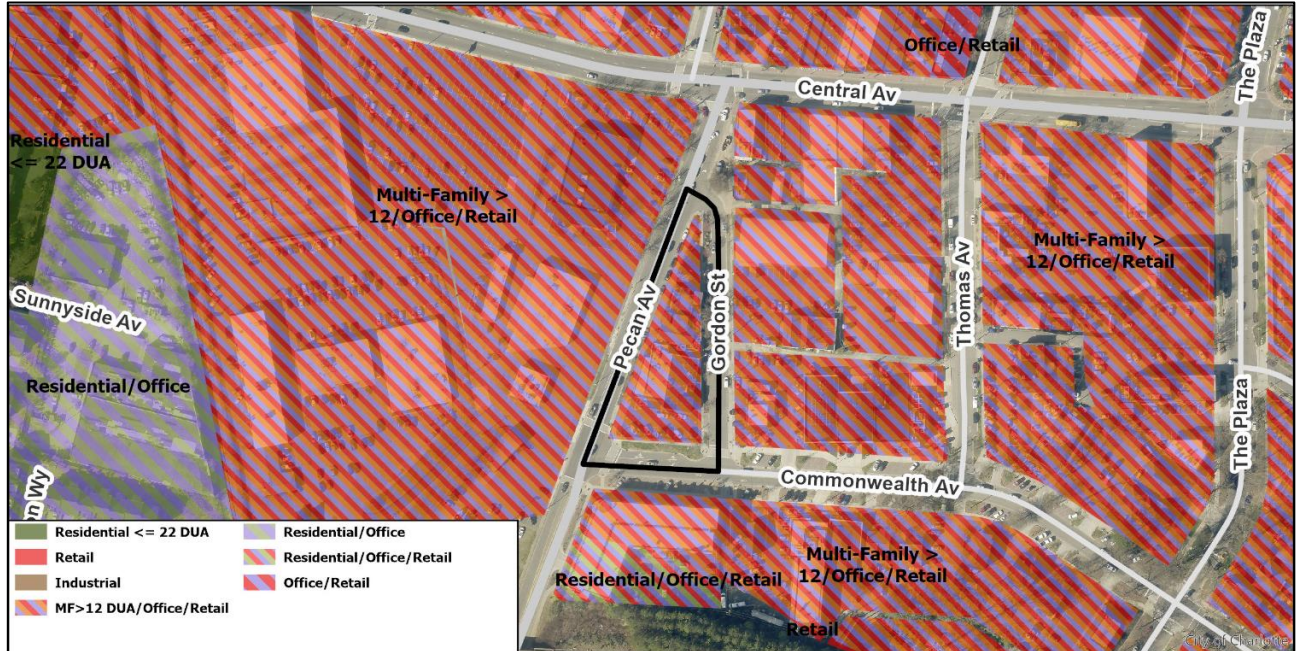


#### • Rezoning History in Area

Petition Number		Status
2020-191	Rezone 0.075 acres from B-2 PED to PED-O	Pending
2020-115	Rezoned 2 acres from B-2 PED to TOD-UC PED	Approved
2020-036	Assigned B-2 PED zoning to 0.56 acres	Approved
2019-183	Rezoned 0.24 acres from B-2 PED to B-2 PED-O	Approved
2019-155	Rezoned 0.18 acres from B-2 PED to B-2 PED-O	Approved
2018-114	Rezoned 0.18 acres from R-5 HD-O to NS HD-O	Approved
2018-086	Rezoned 0.23 acres from B-2 to MUDD-O	Approved
2017-012	Rezoned 0.683 acres from R-5 to MUDD(CD)	Approved
2016-110	Rezoned 0.25 acres from B-2 to MUDD-O	Approved
2015-040	Assigned I-2 PED zoning to 0.459 acres	Approved



- **Public Plans and Policies**



- The *Plaza Central Pedscape Plan* recommends multi-family residential uses greater than 12 units per acre/office/retail uses for the site.
- **TRANSPORTATION SUMMARY**
  - The site is located on a minor thoroughfare and a local road less than 200 feet south of the nearest transit (bus) stop. The area plan tentatively identifies Independence Boulevard at Pecan Avenue as a rapid transit station for the CATS southeast transit line. The Future LINX Silver Line Station is planned to be located 500 feet south of the project site. During the Permitting Phase, the petitioner's site plan needs to meet the ordinance requirements.
  - **Active Projects:**
    - Silver Line Rail – alignment and schedule TBD
    - Silver Line Rail Trail – alignment and schedule TBD
    - Gold Line Streetcar Future Phase
  - See advisory comments at [www.rezoning.org](http://www.rezoning.org).
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: Vacant
      - Entitlement: 2,650 trips per day (based on 30,000 square foot of retail).
    - Proposed Zoning: Too many uses to determine (based on TOD-UC).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the proposed zoning is to be determined (too many uses to determine). See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Gordon Street and a 12-inch water main along Pecan Ave. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Gordon Street. See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues. See advisory comments at [www.rezoning.org](http://www.rezoning.org).

- **Urban Forestry:** No outstanding issues.
  - **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 outstanding issues.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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