



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2017-106

November 1, 2017

---

**REQUEST**

Current Zoning: MUDD (mixed use development)  
Proposed Zoning: MUDD-O (mixed use development, optional)

**LOCATION**

Approximately 1.37 acres located at the northwest intersection of West 1st Street and South Cedar Street, north of West Morehead Street.

**PETITIONER**

Council District 2 - Ivory  
Charlotte Rescue Mission

---

**ZONING COMMITTEE  
ACTION  
VOTE**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Motion/Second: McClung / Spencer  
Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and  
Sullivan  
Nays: None  
Absent: McMillian  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *West Morehead Corridor Vision and Concept Plan* and that all outstanding issues has been addressed. There was no further discussion of the petition.

**ZONING COMMITTEE  
STATEMENT OF  
CONSISTENCY**

The Zoning Committee voted 6-0 (motion by McClung seconded by Sullivan) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *West Morehead Corridor Vision and Concept Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends institutional uses and park/ open space.

Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- The plan recommendation for institutional uses recognized the established institutional use, the Charlotte Rescue Mission, and the recommendation for office retail and multi-family reflected for the existing vacant lot; and
- Key plan recommendations for the subject site and surrounding properties include: preservation and reuse of older buildings; development of similar building types on vacant property; and enhancement of the pedestrian environment; and
- The reuse of the existing building for an eating/drinking/entertainment establishment is consistent with the adopted plan's recommendation for preservation of older buildings; and
- The proposed eating/drinking/entertainment establishment supports the mission and objectives of the established institutional use and is compatible with the recommendation for a mix of residential, office and retail uses on the subject parcel and surrounding properties; and
- The proposed urban open space is consistent with the recommendation for park/open space and improves the pedestrian environment.