



## Zoning Committee Recommendation

Rezoning Petition 2021-242

August 2, 2022

---

### REQUEST

Current Zoning: R-5 (single family residential)  
Proposed Zoning: MUDD-O (mixed use development-optional)

### LOCATION

Approximately 0.19 acres located at the southwest intersection of East 35th Street and North McDowell Street, north of Charles Street.  
(Council District 1 - Egleston)

### PETITIONER

Robert D. Dowdy LLC

---

### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

#### To Approve:

This petition is found to be **consistent** with the *Charlotte 2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The policy map recommends the Neighborhood 1 Place Type.

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

- The petition is consistent with the Charlotte Future 2040 Comprehensive Plan Goals #1: 10-Minute Neighborhood, #4: Trail & Transit Oriented Development (2-TOD), #6: Healthy, Safe & Active Communities, and #9: Retain Our Identity & Charm.
- The petition attempts to balance the provision of service retail with protection of residential areas.
- Adaptive reuse of an existing building will protect and enhance the existing character.
- The petition is compatible with adjacent uses considering the existing building and character will be retained.
- The petition limits the number of uses to be allowed on the site by right and under prescribed conditions.
- A fence or landscaping is proposed to screen the rezoning site from the abutting single family residential lot.

- The N1 Place Type allows for continued and adaptive reuse of existing non-residential buildings for retail uses.

Motion/Second: Welton/ Rhodes

Yeas: Barbee, Gussman, Rhodes, Russell, and Welton

Nays: None

Absent: Gaston and Harvey

Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted changes since the public hearing. Commissioner Welton asked about the bike amenity area. Staff responded that the petition must meet the requirements for bike parking, but it is unclear what other amenities (such as a fix it station) might be incorporated into this area. Commissioner Welton expressed support for the identified area as people in fact bicycle to places. Commissioner Russell commended the project, noting that such small developments are needed to bring communities together. Commissioner Gussman commended this project as well as other similar projects.

Staff noted that it is consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

## **PLANNER**

Claire Lyte-Graham (704) 336-3782