



Zoning Committee

REQUEST

Current Zoning: R-5 HD-O (single family residential, historic district overlay)

Proposed Zoning: MUDD-O HD-O (mixed use development, optional, historic district overlay)

LOCATION

Approximately 0.22 acres located at the corner of South Mint Street and Spruce Street.
(Council District 3 - Mayfield)

PETITIONER

Pasta & Provisions

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential up to five dwelling units per acre.

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

- The proposed request will allow the reuse and small expansion of an existing commercial building in the Wilmore Historic District; and
- Although the request is inconsistent with the area plan, the small size of the property, its corner location, the commercial building and the adjoining parking lot use create an environment that is suitable for limited non-residential uses; and
- The proposed request will allow a site that has historically been used for non-residential uses to be brought into zoning compliance; and
- The proposed optional request will allow the existing building and sidewalk network to remain for the majority of the site with minor improvements to match existing sidewalk grades and to allow outdoor seating.

Motion/Second: Samuel / Gussman

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. All the outstanding issues have been addressed.

One Commissioner had a question about the community meeting report and if it was submitted for the petition and online. Staff noted that the community meeting report has been submitted and will verify that the report is online.

There was no further discussion of this petition.

PLANNER

Solomon Fortune (704) 336-8326