

REQUEST	Current Zoning: I-1(CD), light industrial, conditional Proposed Zoning: MUDD-O, mixed use development district, optional
LOCATION	Approximately .072 acres located along North Davidson Street between East 35 th Street and East 36 th Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes the reuse of an existing 1,500 square foot building with MUDD uses including bars, nightclubs or lounges.
Property Owner	Stephen Glenn Hood and Suzanne Farrah Hood
Petitioner	Chris Ingram
Agent/Representative	Russell Fergusson
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Simmons/Allen</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Randolph, Rosenburgh, Simmons, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Griffith</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Simmons/Allen	Yeas:	Allen, Dodson, Randolph, Rosenburgh, Simmons, and Walker	Nays:	None	Absent:	Griffith	Recused:	None
Motion/Second:	Simmons/Allen										
Yeas:	Allen, Dodson, Randolph, Rosenburgh, Simmons, and Walker										
Nays:	None										
Absent:	Griffith										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that the petition is consistent with the <i>North Charlotte Plan</i> .										
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>North Charlotte Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Walker).										
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.										

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Reuse of an existing 1,500 square foot building with MUDD uses including bars, nightclubs or lounges.
 - Ten off-site parking spaces within 1,600 feet of the site, pursuant to a lease with a minimum five-year term.
 - Option to allow a reduced setback of six and one half feet to accommodate the existing building.

- **Public Plans and Policies**
 - The *North Charlotte Plan* (1995) recommends neighborhood retail uses for this site.
 - The draft *36th Station Area Concept Plan* (2005) recommends retail uses for the parcel. The parcel is within ¼ mile of proposed Blue Line Extension (BLE) rapid transit station at 36th Street and the NCRRA rail line.
 - This petition is consistent with the *North Charlotte Plan* and the draft *Station Area Concept Plan*.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on MUDD petitions because of the wide range of uses permitted.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Storm Water Review

Planner: Tim Manes (704) 336-8320