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<b>REQUEST</b>	Current Zoning: B-1(PED), neighborhood business, pedestrian overlay Proposed Zoning: B-1(PED-O), neighborhood business, pedestrian overlay with optional provisions
<b>LOCATION</b>	Approximately 0.28 acres on the west corner of the intersection of West Morehead Street and Freedom Drive
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition seeks approval for an optional provision to allow an existing roof-mounted sign.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this plan upon resolution of the outstanding issues. This petition is consistent with the <i>West Morehead Land Use and Pedscape Plan</i> .
<b>Property Owner</b>	1600 West Morehead Street, LLC
<b>Petitioner</b>	Freedom Drive Development Association
<b>Agent/Representative</b>	Robert L. Brandon
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

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#### PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposed uses include a restaurant and all other uses permitted in the B-1 district.
- Optional provisions:
  - Retain an existing roof sign (a Volkswagen Beetle), which may not contain any advertising for the business located on the site. Any text on the Beetle must relate to the larger community.
- The existing detached sign may be used to advertise businesses on the site.

- **Existing Zoning and Land Use**

A vacant automobile garage is located on the subject property. The surrounding properties are zoned B-1 (PED) and are predominately used for office and commercial purposes.

- **Rezoning History in Area**

Recent rezonings in the area include: Petition 2002-60, which approved UR-2(CD) zoning for a multi-family residential project on Grandin Avenue. Rezoning 2005-145 established the pedestrian overlay district for this area of West Morehead Street.

- **Public Plans and Policies**

- The *West Morehead Land Use and Pedscape Plan* (2005) recommends residential, office, retail and/or restaurant uses for the petitioned site.
  - This petition is consistent with the *West Morehead Land Use and Pedscape Plan*.
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#### PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:** Not applicable.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No comments received.

- **Connectivity:** No issues.
  - **Neighborhood and Business Services:** No issues.
  - **Schools:** CMS does not comment on non-residential projects.
  - **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:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
    - The site meets minimum ordinance standards.
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#### **OUTSTANDING ISSUES**

- The petitioner should:
    - Specify the optional requests.
    - Specify the requested height and square footage of existing detached sign.
    - Verify that the existing detached sign is located on the subject property. An encroachment agreement may be required if any portion of sign is located in the right-of-way.
    - Add to the "optional" provisions that the existing detached sign may remain.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services Review
- Site Plan
- Storm Water Review

**Planner:** Tom Drake (704) 336-8312