

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: MUDD(CD), mixed use development, conditional
LOCATION	Approximately 0.61 acres located on the east side of Seigle Avenue between East 10th Street and Otts Street across from Green Trail Lane. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow a change of use for an existing building from a church fellowship hall to a restaurant.
PROPERTY OWNER	Mason Kazel
PETITIONER	Mason Kazel
AGENT/REPRESENTATIVE	N/A
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

ZONING COMMITTEE ACTION	This petition was automatically DEFERRED to the Zoning Committee's next meeting due to a lack of a quorum. The Committee voted 5-0 to hold a Special Meeting on June 2, 2014 to review this petition.
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VOTE	Motion/Second: Allen/Walker Yeas: Allen, Dodson, Labovitz, Sullivan, and Walker Nays: None Absent: Ryan and Nelson Recused:
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ZONING COMMITTEE DISCUSSION	The Zoning Committee noted that one member needed to be recused due to a conflict of interest. This resulted in the lack of a quorum for petition 2014-034.
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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:
 - Intended use is a restaurant; however, all nonresidential uses allowed within the MUDD (mixed use development) district will be permitted.
 - Maintains the existing 3,782-square foot structure and allows an expansion to an overall building size of 5,000 square feet.
 - Exceeds parking requirement by providing 21 spaces, which is 11 more than required. Access to site is from Seigle Avenue.
 - Limits outdoor lighting to full cut-off design and detached lighting to 25 feet in height.
 - Restricts garbage collection to non-business hours.
 - Provides an area for outdoor seating with a decorative gated four-foot wall in front of the building.
 - Limits building height to 40 feet.
 - Removes some existing asphalt to the left of the building and replaces with vegetation along the top of the stream bank where asphalt is removed.
 - New brick on the addition is to match existing brick.
 - Creates a storefront, with the addition of a front door and clear glass windows along the ground floor of building.
 - Adds a second story with windows, and a covered roof top deck/terrace accessed by new exterior stairs.

- **Public Plans and Policies**

- The *Belmont Area Revitalization Plan* (2003) recognizes the existing land use and recommends institutional uses for this site.
 - The petition is inconsistent with the *Belmont Area Revitalization Plan*; however, it adds an amenity that will complement the redevelopment in the area, allows the reuse of an existing building, and is consistent with the Plan's recommendation for "...improvements to the façade of the existing structures that would promote a neighborhood-oriented character that will blend into the neighborhood."
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Minimizes impacts to the natural environment by reusing the existing building.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: John Kinley (704) 336-8311