

<b>REQUEST</b>	Current Zoning: UR-1 (urban residential) Proposed Zoning: MUDD-O (mixed use development, optional)
<b>LOCATION</b>	Approximately 0.17 acres located on the south side of Margaret Brown Street between South Sycamore Street and South Irvin Avenue. (Council District 2 - Ivory)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the reuse of existing 1,326-square foot single family structure and 500-square foot accessory building in the Third Ward Neighborhood for residential and meeting space uses.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	The Committee to Restore and Preserve Third Ward Inc. The Committee to Restore and Preserve Third Ward Inc. Chris Ogunrinde
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this petition to be consistent with the <i>Charlotte Center City 2020 Vision Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• While the plan does not make a specific land use recommendation for the site, it encourages the preservation and enhancement of Center City neighborhoods. This proposal is consistent with the intent of the plan.</li> </ul> </li> <li>• Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The subject site is located on a short street in Third Ward that is primarily developed with single family homes. However, there are multi-family buildings at the intersection of Irvin Avenue and Margaret Brown Street, and on other nearby streets in this part of Third Ward; and</li> <li>• The proposal allows for residential uses and a “conference center, including facilities for corporate meetings, training, retreats, or other meetings” which, due to the limited size of the structure, is compatible with the immediate area; and</li> <li>• The proposed request will maintain the existing single family structure on the site which will continue to contribute to the neighborhood’s established character; and</li> <li>• The petition will provide a small gathering/event space for the community which may be converted into a residence again if so desired;</li> </ul> </li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Spencer seconded by Fryday).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to <b>APPROVAL</b> of this petition with the following modifications:</p> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> <li>1. The proposed use has been modified to include a “Conference Center, including facilities for corporate meetings, training, retreats or other meetings.”</li> </ol> <p><u>Transportation</u></p> <ol style="list-style-type: none"> <li>2. The sidewalk request has been rescinded by staff.</li> <li>3. A note has been added specifying dedication and fee simple conveyance of all rights of way to the City before the site’s first building certificate of occupancy is issued.</li> <li>4. A note has been added specifying all transportation improvements will be approved and constructed before the site’s first building</li> </ol>
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certificate of occupancy is issued per the site's development plan.

**VOTE** Motion/Second: Spencer / Majeed  
 Yeas: Fryday, Majeed, McClung, McMillan, Spencer, and Sullivan  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION** Staff presented this item noting that all outstanding issues had been addressed and that this petition is consistent with the *Charlotte Center City 2020 Vision Plan*. One member asked about the sidewalk request by staff. Staff responded that the request was rescinded since the site was not proposing any new construction and the existing sidewalk is consistent along the public street. There was no further discussion of this request.

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
 (Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
 The site plan accompanying this petition contains the following provisions:
  - Allows an existing 1,326-square foot single family structure and 500-square foot accessory building to be used as a residence or neighborhood meeting space.
  - Maintains the existing structures on the site.
  - Existing structure provides a 30-foot setback measure from the back of the existing curb line.
  - Building heights will be limited to 40 feet.
  - Signage will not be allowed for the site.
  - Requests the following optional provisions to facilitate the reuse of the building and property:
    - Allow the existing two-foot planting strip and three-foot sidewalk to remain along the site's frontage (eight-foot planting strip and six-foot sidewalk is normally required).
    - Allow relief from the 10-foot building separation required for the rear yard adjacent to existing residential uses (ten-foot building separation is required adjacent to residential uses). The proposed structure is three from the side and rear yard.
- **Public Plans and Policies**
  - The *Charlotte Center City 2020 Vision Plan* encourages future development to preserve and enhance the existing Center City neighborhoods.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a local street, CDOT has no issues with the request.
  - **Vehicle Trip Generation:**  
 Current Zoning:  
     Existing Use: 10 trips per day (based on one single family dwelling unit).  
     Entitlement: Allows for a wide variety of uses.  
 Proposed Zoning: 50 trips per day (based on 1,526 square feet of office uses).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Housing and Neighborhood Services:** No issues.
- **Charlotte Fire Department:** No on street parking along roads that are less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** No comments received.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing six-inch water main located along Margaret Brown Street and sewer system availability via an existing eight-inch gravity sewer main located along Margaret Brown Street.

- **Engineering and Property Management:**
    - **Arborist:** No issues.
    - **Erosion Control:** No issues.
    - **Land Development:** No issues.
    - **Storm Water Services:** No issues.
    - **Urban Forestry:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

**Planner:** Solomon Fortune (704) 336-8326