REQUEST
Current Zoning: MUDD (mixed use development)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION
Approximately 1.37 acres located at the northwest intersection of West 1st Street and South Cedar Street, north of West Morehead Street.
Council District 2 - Ivory
Charlotte Rescue Mission

PETITIONER
Charlotte Rescue Mission

ZONING COMMITTEE ACTION
The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

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

ZONING COMMITTEE DISCUSSION
Staff provided a summary of the petition and noted that it is consistent with the West Morehead Corridor Vision and Concept Plan and that all outstanding issues has been addressed. There was no further discussion of the petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY
The Zoning Committee voted 6-0 (motion by McClung seconded by Sullivan) to adopt the following statement of consistency:

The proposed rezoning is consistent with the West Morehead Corridor Vision and Concept Plan, based on information from the staff analysis and the public hearing, and because:

- The plan recommends institutional uses and park/open space.

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:

- The plan recommendation for institutional uses recognized the established institutional use, the Charlotte Rescue Mission, and the recommendation for office retail and multi-family reflected for the existing vacant lot; and
- Key plan recommendations for the subject site and surrounding properties include: preservation and reuse of older buildings; development of similar building types on vacant property; and enhancement of the pedestrian environment; and
- The reuse of the existing building for an eating/drinking/entertainment establishment is consistent with the adopted plan’s recommendation for preservation of older buildings; and
- The proposed eating/drinking/entertainment establishment supports the mission and objectives of the established institutional use and is compatible with the recommendation for a mix of residential, office and retail uses on the subject parcel and surrounding properties; and
- The proposed urban open space is consistent with the recommendation for park/open space and improves the pedestrian environment.