

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 1 st Street and South Cedar Street, north of West Morehead Street. (Council District 2 - Ivory)
SUMMARY OF PETITION	The petition proposes to allow the reuse of existing 7,100 square-foot commercial structure and vacant lot for an eating/drinking/entertainment establishment (EDEE) in the Third Ward Neighborhood.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Charlotte Rescue Mission Charlotte Rescue Mission Chris Todd, Timmons Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 10

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site design.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>West Morehead Corridor Vision and Concept Plan</i> recommendation for institutional uses and park/open space.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • 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. • 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. • 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. • 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. • The proposed urban open space is consistent with the recommendation for park/open space and improves the pedestrian environment.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows an existing building and vacant lot to be used for an eating/drinking/entertainment establishment (EDEE) Type 1 and Type 2 and associated parking.
 - Maintains the existing commercial structure on the site.
 - Eight-foot planting strip and eight-foot sidewalk along Cedar Street.
 - Eight-foot planting strip and six-foot sidewalk with on-street parking along West First Street.
 - Improved open space area which will contain hardscape areas, pedestrian connection, benches, and a masonry wall to screen proposed parking.
 - Parking will not be located within 50 feet of the back of sidewalk on Cedar Street.

- Requests the following optional provisions to facilitate the reuse of the building and develop the vacant property:
 - To allow maneuvering and parking between the building and the public street. Parking and maneuvering between the building is prohibited in the MUDD district.
 - To allow a 4.7-foot setback along West First Street to accommodate the existing building. MUDD normally requires a minimum 14-foot setback from the public street.
 - To allow a six-foot tall and 30 square-foot sign face area, ground mounted detached sign. MUDD normally allows a five-foot tall and 20 square feet of sign face area.
- **Existing Zoning and Land Use**
 - The subject site is zoned MUDD (mixed use development) and developed with an existing commercial warehouse building, and a portion of the site is vacant.
 - The property to the north is zoned UR-2 (urban residential) and developed with residential townhomes.
 - The property to the east and south is zoned MUDD (mixed use development) and developed with commercial/office and warehouse buildings.
 - The property to the west is zoned MUDD (mixed use development) and developed with an institutional use (Charlotte Rescue Mission).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There has been no rezoning in the immediate area in the past four years.
- **Public Plans and Policies**
 - The *West Morehead Corridor Vision and Concept Plan* (2001) recommends institutional uses and park/open space.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the unsignalized intersection of a major collector and a local street. The site plan commits to streetscape and access driveways that will preserve and enhance the walkability of this site.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: Too many uses to determine trip generation.
 - Proposed Zoning: 1,390 trips per day (based on 8,696 square feet of EDEE 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 on roads less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via existing six-inch water distribution mains located along West First Street and South Cedar Street and sewer system availability via existing eight-inch gravity sewer mains located along West 1st Street and South Cedar Street.
- **Engineering and Property Management:**
 - **Arborist:** Trees cannot be removed from or planted in the right of way of all City of Charlotte maintained streets. Contact Laurie Reid (704-336-5753) at the City Arborist's office to discuss trees species to be planted in the right of way on a City of Charlotte maintained street; species must be approved before planting.
 - **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.

OUTSTANDING ISSUESSite and Building Design

1. Modify optional request "C" to read, "the existing building will be allowed to remain at 4.7 foot setback along a portion of West First Street."
 2. Label and list the square footage of the existing building.
 3. Add a note and limit building height to the height of the existing building.
 4. Modify note 5 "e" and adjust height for proposed wall to 48 inches.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - 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