



Zoning Committee

REQUEST	Current Zoning: B-2 (general business) Proposed Zoning: MUDD-O (mixed used development, optional)
LOCATION	Approximately 0.24 acres located near the intersection of East 4th Street and South Torrence Street, south of Charlottetowne Avenue. (Council District 1 - Egleston)
PETITIONER	Greg Grueneich and Brian Wallace

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Midtown, Morehead, Cherry Area*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential, office, and/or retail uses for the subject site.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposal will allow a building previously used for warehouse and distribution to be used for a range of non-industrial uses such as retail, eating/drinking/ entertainment, office, and residential uses; and
- The petition will maintain and renovate two existing structures with the requested optional provisions, preserving elements of the area's historic fabric and character; and
- The petition will upgrade the pedestrian experience along South Torrence Street frontage with new active uses such as outdoor dining and entertainment.

Motion/Second: Gussman / Watkins
Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

One Commissioner asked if the site would comply with the streetscape standards. Staff responded that site plan requested an optional request to modify the streetscape standards along the public streets.

There was no further discussion of this petition.

PLANNER

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