

REQUEST	Current Zoning: B-1(PED), neighborhood business, pedestrian overlay Proposed Zoning: B-1(PED-O), neighborhood business, pedestrian overlay with optional provisions
LOCATION	Approximately 0.28 acres on the west corner of the intersection of West Morehead Street and Freedom Drive
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition seeks approval for an optional provision to allow an existing roof-mounted sign and an existing detached sign.
Property Owner Petitioner Agent/Representative	1600 West Morehead Street, LLC Freedom Drive Development Association Robert L. Brandon
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition, based upon the following modifications:</p> <ul style="list-style-type: none"> • Clarification that the requested optional provisions are to allow the existing roof sign (Volkswagen Beetle) to remain and to allow the existing detached sign to remain; • Clarification that the existing detached sign is out of the public right-of-way and is a maximum of 16 feet high and 24 square feet in size.
--------------------------------	--

VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Randolph/Allen</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Griffith, Randolph, and Rosenburgh</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Simmons and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Randolph/Allen	Yeas:	Allen, Dodson, Griffith, Randolph, and Rosenburgh	Nays:	None	Absent:	Simmons and Walker	Recused:	None
Motion/Second:	Randolph/Allen										
Yeas:	Allen, Dodson, Griffith, Randolph, and Rosenburgh										
Nays:	None										
Absent:	Simmons and Walker										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition, noting that all outstanding issues had been resolved and staff was recommending approval of the petition. There was no additional discussion.										
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>West Morehead Land Use and Pedscape Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Allen).										
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.										

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:
 - Proposed uses include a restaurant and all other uses permitted in the B-1 district.

- Optional provisions:
 1. Retain an existing roof sign (a Volkswagen Beetle), which may not contain any advertising for the business located on the site. Any text on the Beetle must relate to the larger community.
 2. The existing detached sign may be used to advertise businesses on the site.
 - **Public Plans and Policies**
 - The *West Morehead Land Use and Pedscape Plan* (2005) recommends residential, office, retail and/or restaurant uses for the petitioned site.
 - This petition is consistent with the *West Morehead Land Use and Pedscape Plan*.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
-

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT: No issues.**
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No issues.
 - **Schools:** No comments received.
 - **Park and Recreation:** No comments received.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** Meets minimum ordinance standards.
-

OUTSTANDING ISSUES

- None.
-

Attachments Online at www.rezoning.org

- Application Form
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Tom Drake (704) 336-8312