

REQUEST	Current Zoning: I-1(CD), light industrial, conditional Proposed Zoning: MUDD-O, mixed use development district, optional
LOCATION	Approximately .072 acres located along North Davidson Street between East 35 th Street and East 36 th Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes the reuse of an existing 1,500 square foot building with MUDD uses including bars, nightclubs or lounges.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>North Charlotte Plan</i> and the draft <i>36th Station Area Concept Plan</i> .
Property Owner	Stephen Glenn Hood and Suzanne Farrah Hood
Petitioner	Chris Ingram
Agent/Representative	Russell Fergusson
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Reuse of an existing 1,500 square foot building with MUDD uses including bars, nightclubs or lounges.
 - Ten off-site parking spaces within 1,600 feet of the site, pursuant to a lease with a minimum five-year term.
 - Option to allow a reduced setback of six and one half feet to accommodate the existing building.
- **Existing Zoning and Land Use**
The subject property is currently occupied by office and storage uses. The surrounding properties are zoned MUDD-O, I-2, and B-1 and are occupied by commercial, industrial and mixed use development.
- **Rezoning History in Area**
In the past five years, there have been multiple rezonings to MUDD, MUDD-O, and NS in the area surrounding the subject property.
- **Public Plans and Policies**
 - The *North Charlotte Plan* (1995) recommends neighborhood retail uses for this site.
 - The draft *36th Station Area Concept Plan* (2005) recommends retail uses for the parcel. The parcel is within ¼ mile of proposed Blue Line Extension (BLE) rapid transit station at 36th Street and the NCRR rail line.
 - This petition is consistent with the *North Charlotte Plan* and the draft *Station Area Concept Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:** No information provided.
- **CDOT:** No issues.

- **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on MUDD petitions because of the wide range of uses permitted.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Facilitates the use of alternative modes of transportation by allowing for more intense, transit supportive uses within ¼ mile of a proposed light rail station.
 - Minimizes impacts to the natural environment by reusing the existing building and sharing existing off-site parking.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Storm Water Review

Planner: Tim Manes (704) 336-8320