



Zoning Committee

REQUEST

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: MUDD-O (mixed use development district-optional)

LOCATION

Approximately 0.27 acres located on the southeast corner of Tuckaseegee Road and Enderly Road.
(Council District 3 - Watlington)

PETITIONER

Kennedy Howard

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family/multi-family residential uses for the site.

However, 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 proposed rezoning to MUDD-O, while inconsistent with the recommended land use, is adaptively reusing an existing commercial building that was built in 1945.
- The site was recommended by the Central District Plan to be correctively rezoned to R-8, however it was left out of that rezoning and remained B-1 (neighborhood business).
- Under the current B-1 zoning, the permitted uses would be similar to what is currently proposed; however, the MUDD zoning district requires fewer parking spaces. The reduction of required parking spaces would allow the building to be redeveloped for an eating, drinking, and entertainment establishment.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family/multi-family uses up to 8 DUA, to mixed use for the site.

Motion/Second: Ham / Nwasike

Yeas: Gussman, Ham, McClung, Nwasike, Spencer, and Wiggins

Nays: None

Absent: Watkins

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

One of the committee members asked whether there was a community meeting. Staff confirmed that the meeting occurred and will update the final staff analysis to clarify.

A committee member asked for more information on the trip generation for the site. CDOT staff stated that since the business hours are at night and the amount of ride sharing expected, there would be an offset of travel demand in the area with the existing businesses. Another committee member asked about the parking of the site and whether the petitioner was able to gain agreements. CDOT staff indicated that they were not involved with the parking requirements.

One of the committee members expressed that the petition would be an asset to the revitalization of the formerly vibrant community.

A committee member noted that the petitioner did forward parking agreements to the committee members and City Council.

There was no further discussion of this petition.

PLANNER

Lisa Arnold (704) 336-5967