



Zoning Committee

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: MUDD-O (mixed use development district, optional)

LOCATION

Approximately 1.46 acres located south of Greenland Avenue, bound on the east side by Monument Street, and Remount Road on the west side
(Council District 3 - Watlington)

PETITIONER

OZF Properties, LLC

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 inconsistent with the *Bryant Park Land Use and Streetscape Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends park/open space.

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 petition, while inconsistent with the park/open space recommendation for the site, maintains the historic buildings onsite and is compatible with surrounding land uses.
- The proposal commits to retain the historical character of the Dowd House, a local historical landmark, and reuse the building for commercial uses. Site and building design will be reviewed and approved by Charlotte-Mecklenburg Historic Landmarks to ensure compatibility, context and appropriateness of exterior features for the Dowd House.
- The proposed petition adaptively reuses an old fire station for commercial uses.

The approval of this petition will revise the adopted future land use as specified by the *Bryant Park Land Use and Streetscape Plan*, from park/open space to office/retail mixed use for the site.

Motion/Second: Ham / Gussman

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Two of the committee members commented positively on the preservation and reuse of the existing buildings.

There was no further discussion of this petition.

PLANNER

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