



Zoning Committee

REQUEST

Current Zoning: UR-3 HD (urban residential, historic district)
Proposed Zoning: UMUD HD (uptown mixed use district, historic district)

LOCATION

Approximately 1.70 acres located on the south side of North Graham Street, east side of West 6th Street, and west side of West 7th Street.
(Council District 2 - Graham)

PETITIONER

Daniel Corporation

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:

To Approve:

This petition is found to be **consistent** with the *Charlotte Center City 2020 Vision Plan (2011)* based on the information from the staff analysis and the public hearing, and because:

- Although the plan does not make a specific land use recommendation for this site, it encourages future development that contributes to the overall viability and livability of Center City.

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

- This rezoning would allow for the redevelopment of the site for dense, mixed urban uses. A majority of the site is currently utilized as surface parking.
- The site is adjacent to other UMUD-zoned parcels that host various uses.
- The surrounding context of the site at the nexus of 6th Street and Graham Street in the Fourth Ward display a gradual shift in the area to higher-density residential, retail, and office uses. The rezoning of these parcels would be in line with the redevelopment in the area.
- The subject site is located in the Fourth Ward Historic District and any future redevelopment on the site must adhere to the standards of the Historic District Commission.

Motion/Second: Welton / Blumenthal
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel,
Spencer and Welton
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.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902