



STAFF REPORT

CASE:	ZC17-4
EXISTING ZONING	B-G DO-B (CD)
PROPOSED ZONING	B-G DO-B (CD)
PROPERTY OWNER:	JOHN STREET, LLC
APPLICANT	WHITE HORN, LLC
LOCATION	7014 TUTOR ST
TAX PARCEL NUMBER	135-381-70
REQUEST:	PROPOSED COMMERCIAL BUILDING

APPLICATION SUMMARY:

The applicant, White Horn, LLC, is requesting site plan and architectural plan approval for property located at 7014 Tutor Street (property between Wendy's and Dunkin Donuts). The proposal includes:

- 8,290 sq ft commercial building
- Removing the existing sidewalk and replacing with an eight foot sidewalk
- Installation of the required streetscape features (i.e. paver bands, pedestrian lights w/ external outlets and street trees).
- Exception to the curb and gutter requirement for Matthews-Mint Hill Road (UDO 6.2.4)
- Request for an additional sign (not to exceed 35 sq ft) for both side elevations.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

PLAN CONSISTENCY:

Mint Hill Land Use Plan	Yes
Downtown Master Plan	Yes*
Mint Hill Comprehensive Transportation Plan	Yes
Pedestrian Plan	Yes

**The Downtown Master Plan, adopted in 2002, recommends open space for the property in question. However, comparing the Master Plan document, specifically page 9, with how development ultimately proceeded in the area, open space, as originally conceived, is now impractical by way of private development. Therefore, viewing the proposed development with respect to the general Code allowance and requirements, and the overall spirit and intent of the Downtown Master Plan, the request is reasonable and appropriate for the site.*

STAFF RECOMMENDATION:

Staff offers a favorable recommendation contingent on the resolution of the two exception requests