

## **Agenda Item: Rezoning 2014-620 134 West John St.**

**DATE: November 10, 2014**

**FROM: Jim King, Planner II**

### **Background/Issue:**

The applicant is requesting to rezone the property located 134 West John Street, more commonly referred to as the Reid House, from the old R-15 (Office) in the previous Matthews Zoning Ordinance to O (CD) (Office - Conditional District) a current zoning classification in the UDO. It was originally rezoned from residential to office use in 1988 when the property was conveyed to the Matthews Historical Foundation. The purpose of the original rezoning was to assign a zoning classification that would allow for a museum and office space.

The Matthews Historical Foundation would also like to impose some conditions to the property through this rezoning request that would include:

1. Limitations to the permitted uses (See Attached)
2. Approvals by the Matthews Historical Foundation and the Charlotte – Mecklenburg Historic Landmarks Commission before any alteration, expansion, or demolition can occur to any structure on the property.
3. Continuation to allow special events to occur on the property.

### **Public Hearing:**

There were no concerns voiced at the public hearing. The site plan has been revised to address the above conditions.

### **Planning Board:**

The Planning Board recommended approval of the rezoning with the conditions listed.

### **Financial Impact:**

None to the Town

### **Related Town Goal:**

Economic Development / Land Use Planning

### **Recommendation:**

Staff recommends approval of the rezoning with the conditions listed.

## **1. Uses**

Listed below are a list of permitted uses for the "O" zoning district, and those uses deemed inappropriate for the Reid House have been stricken from the list below:

- A. Single family detached
- ~~B. Two family Duplex~~
- ~~C. College/University without stadium~~
- ~~D. Fire/EMS/Police~~
- ~~E. Public Library~~
- ~~F. Bank, Credit Union, Similar Financial Use~~
- ~~G. Barber Shop, Beauty Shop, Nail salon, Similar Personal services~~
- H. Civic, fraternal, Social Club
- ~~I. Contractors Office, no outside storage~~
- J. General and Professional Office
- ~~K. Laboratory and Research facility, medical, dental, optical~~
- ~~L. Medical, dental, optical, clinic or office~~
- M. Museum and art gallery non-commercial
- ~~N. Office with sample merchandise to wholesalers and retailers~~
- ~~O. Spa, message service~~
- ~~P. Telephone exchange~~
- ~~Q. Commercial School for art, science, trades, or professions without sales~~
- ~~R. Copy Printing and photo processing~~
- ~~S. Florist shop~~
- ~~T. Funeral Home~~
- ~~U. Funeral Home with other related service not including crematorium~~
- V. Museum or art gallery
- ~~W. Post Office~~
- X. Social gathering, seminar, reception which is ancillary to principal use
- ~~Y. Studio for art, gymnast, designer, photographer, music, sculptor~~
- ~~Z. Park or playground not otherwise mentioned~~
- AA. Public utility transmission lines
- BB. Right of way