



City of CHARLOTTE

MEMORANDUM

TO: Mayor Lewis and City Council Members

FROM: Gregg Guetschow, City Manager

SUBJECT: Rezoning of South Cochran Parcels

DATE: August 11, 2017

We have received a request from Brett and Megan Roberts for the rezoning of three parcels of land in the 400 block of South Cochran Avenue from R-1 One-Family Residential District to B-1 Local Business District. These three parcels include the current Dairy Queen location and the office building immediately to the south.

The Dairy Queen has operated at this location for sixty years. It predates the zoning ordinance and is considered a legal non-conforming use.

Mr. and Mrs. Roberts plan to demolish the current Dairy Queen building and the office building and construct a new Dairy Queen store on the same site along with other improvements such as parking, landscaping and the like. A site plan is in preparation but has not yet been received by City staff.

Redevelopment of the site is scheduled to begin in October.

The request for your consideration is to approve the first reading of the ordinance amending the zoning map and refer the amendment to the Planning Commission for public hearing at its September 5, 2017 meeting.