

**ZONING COMMITTEE
RECOMMENDATION
March 29, 2006**

Rezoning Petition No. 2006-035

Property Owner: Various

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: The corrective rezonings are located generally along West Trade Street, West 5th Street and Beatties Ford Rd. between I-77 French Street.

Request: I-2, general industrial to Institutional; I-1, light industrial / B-2, general business to B-1, neighborhood business; B-2, general business to R-22 MF, multi-family residential to R-5, single family residential.

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote:

Yeas:	Carter, Cooksey, Howard, Hughes, and Ratcliffe
Nays:	None
Absent:	Farman, and Sheild

Summary of Petition

This rezoning request is based on the recommendations of the *West End Land Use & Pedscape Plan* (2005). A companion rezoning application is also under consideration to apply a PED Pedestrian Overlay district to the same area. The general industrial and commercial uses allowed under existing zoning are not compatible with the intent of a pedestrian destination, or with the, mixed-use redevelopment plans envisioned for West End. Rezoning to allow neighborhood business and other compatible uses is the appropriate resolution for most of the area. The Plan also recommends rezoning a single-family neighborhood (Biddleville) to R-5 from R-22 MF to help retain the historic character of the community.

Zoning Committee Discussion/Rationale

This rezoning request is based on the recommendations of the *West End Land Use & Pedscape Plan* (2005). A companion rezoning application is also under consideration to apply a PED Pedestrian Overlay district to the same area. The general industrial and commercial uses allowed under existing zoning are not compatible with the intent of a pedestrian destination, or with the, mixed-use redevelopment plans envisioned for West End. Rezoning to allow neighborhood business and other compatible uses is the appropriate resolution for most of the area. The Plan

also recommends rezoning a single-family neighborhood (Biddleville) to R-5 from R-22 MF to help retain the historic character of the community.

Statement of Consistency

A motion was made by Carter and seconded by Howard finding this petition consistent with the West End Land use and PED Plan. The Zoning Committee unanimously approved this motion.

Vote

Upon a motion made by Howard and seconded by Cooksey, the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.