

**ZONING COMMITTEE
RECOMMENDATION
January 24, 2007**

Rezoning Petition No. 2007-008

Property Owner: Metro Acquisitions, LLC

Petitioner: Lauth Property Group

Location: Approximately 11.74 acres located on the southwest corner of Moores Chapel Road and Kendall Drive

Request: NS LWPA SPA, neighborhood service site plan amendment in the Lake Wylie Protected Area

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

Vote:

Yeas:	Carter, Chiu, Loflin, Randolph, Ratcliffe, Sheild and Simmons
Nays:	None
Absent:	None

Summary of Petition

This petition proposes to modify the development standards that were approved in 2005 rezoning to modify the building and parking layout for parcel “A”. Currently, parking is not allowed between the building and the abutting public streets as noted on the site plan. The proposed change provides that “parking shall not be located between more than one-single tenant building that abuts more than one public street generally as indicated on the Schematic Site Plan.” All previously approved conditions will remain.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted the original petition included the MX-2 component for single family and multi-family. The only change to the plan is the layout of the front parcel. The original plan did not allow parking between the building and the streets. There are three public streets surrounding the site making it difficult to meet the requirement. The change will allow parking between either Moore’s Chapel or one of the internal public streets. It is consistent with the North West District Plan and all outstanding site plan issues have been addressed therefore staff recommends approval.

Statement of Consistency

Upon a motion made by Loflin and seconded by Sheild the Zoning Committee unanimously found this petition to be consistent with the General Development Policies and to be reasonable and in the public interest.

Vote

Upon a motion made by Ratcliffe and seconded by Simmons the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.