

**ZONING COMMITTEE
RECOMMENDATION
September 26, 2007**

Rezoning Petition No. 2007-010

Property Owner: Reed Enterprises of CLT and Charlotte Northside Church of Christ

Petitioner: Reed Enterprises of CLT

Location: Approximately 17.1 acres located east of East W.T. Harris Boulevard at the end of Rockmoore Ridge Road.

Request: R-3, single family residential to MX-2, mixed use district

Action: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Vote: Yeas: Howard, Johnson, Lipton, Loflin, Randolph, Rosenburgh and Sheild
Nays: None
Absent: None

Summary of Petition

This petition proposes to develop approximately 17.1 acres with up 90 townhomes and 22 single-family homes.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that the proposed petition was consistent with the Eastside Strategy Plan. He explained that a previous version of this plan reviewed by the Zoning Committee did not satisfy the connectivity standards and maximum block length standards stipulated by the City of Charlotte Subdivision Ordinance.

Mr. MacVean stated that the petitioner had originally contemplated applying for a subdivision variance, but felt that the findings of fact could not be met to receive a variance. So the petitioner submitted a new plan that complied with subdivision requirements. He also noted that outstanding site plan issues highlighted during the public hearing have been addressed.

One Commissioner stated that the plan would have a positive impact on the neighborhood. Another Commissioner felt frustration that the petitioner deviated from the plan that neighborhood leaders preferred, so that subdivision requirements could be met.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Lipton the Zoning Committee unanimously found this petition to be consistent with the *Eastside Strategy Plan* as well as reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Sheild and seconded by Commissioner Loflin, the Zoning Committee voted 7-0 to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.