

**ZONING COMMITTEE
RECOMMENDATION
September 26, 2007**

Rezoning Petition No. 2007-117

Property Owner: Mecklenburg Land Development, LLC

Petitioner: Select One Sports Club

Location: Approximately 4.47 acres located on the east side of Lancaster Highway between Springwell Street and Johnston Road.

Center, Corridor or Wedge: Wedge

Request: O-1(CD) S.P.A. office, conditional district site plan amendment.

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

- The petitioner has corrected the parking data.
- The petitioner has addressed outstanding storm water issues.

Vote: Yeas: Howard, Johnson, Loflin, Randolph, Rosenburgh, and Sheild

Nays: None

Absent: Lipton

Summary of Petition

This request proposes to amend an existing conditional plan to increase the approved square footage from 30,000 to 40,000 while making minor changes to the site layout to accommodate a health club. The site will develop as a unified development with the neighboring site.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that it is consistent with the *South District Plan* and that all outstanding site plan issues have been addressed.

Statement of Consistency

Upon a motion made by Commissioner Rosenburgh and seconded by Commissioner Johnson, the Zoning Committee unanimously found this petition to be consistent with the *South District Plan* and to be reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Loflin and seconded by Commissioner Sheild, the Zoning Committee voted unanimously to recommend APPROVAL of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee. Staff would like to request that Council defer their decision if a revised site plan with modifications has not been received by Staff.