

**ZONING COMMITTEE  
RECOMMENDATION  
March 1, 2006**

---

**Rezoning Petition No. 2006-029**

**Property Owner:** Theodore A. Greve

**Petitioner:** Theodore A. Greve

**Location:** Approximately 0.47 acres located north of North Tryon Street and south of North Church Street.

**Request:** I-2, general industrial to MUDD-O, mixed use development district, optional request

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

**Vote:**      Yeas:              Carter, Cooksey, Farman, Howard, Hughes, Ratcliffe, Sheild

                 Nays:              None

                 Absent:              None

**Summary of Petition**

The petition seeks to rezone approximately 0.47 acres to MUDD-O to allow a 7,500 square foot general office building to be constructed on the site. An existing 2,006 square foot building will remain on the site and the two buildings will be connected with a vestibule. The following are listed as optional requests:

- Existing building to remain with a setback of approximately 11 feet back of existing curb on West Fifteenth Street
- Allow main entrance for proposed building to be interior to the site, adjacent to the proposed parking area.
- Allow existing sidewalk and planting strip along West Fifteenth Street to remain.
- Allow the existing detached sign to be moved out of the right-of-way but to remain on the site.
- Allow a 6-foot planting strip and a new 5-foot sidewalk along West 15<sup>th</sup> Street.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that all outstanding site plan issued were addressed the request is recommended for approval.

**Statement of Consistency**

A motion was made by Cooksey; seconded by Carter; finding the proposed request consistent with the Transit Station Area Principles. The motion was unanimously approved.

**Vote**

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

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.