

**ZONING COMMITTEE
RECOMMENDATION
March 1, 2006**

Rezoning Petition No. 2006-030

Property Owner: Royal Court, LLC

Petitioner: Royal Court, LLC

Location: Approximately 0.70 acres located southwest of East John Belk Freeway and northeast of East Morehead Street

Request: MUDD, mixed use development district 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 requests to rezone 0.70 acres from MUDD to MUDD-O to allow an increase in height from the district's maximum of 120 feet to 140 feet. A 125 unit condominium complex with a 151 space parking garage is proposed for the site. The following is listed as optional request:

- Increase the allowable height from the MUDD district maximum of 120 feet to 140 feet.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and noted that it is consistent with adopted plans and recommended for approval.

Statement of Consistency

Ratcliffe made a motion declaring the petition consistent with the Central District Plan. Carter seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Cooksey and seconded by Farman the Zoning Committee unanimously recommended approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.