

**ZONING COMMITTEE  
RECOMMENDATION  
July 26, 2006**

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**Rezoning Petition No. 2006-92**

**Property Owner:** Alpha Mill, LLC and Housing Authority of the City of Charlotte

**Petitioner:** Alpha Mill, LLC and Charlotte Housing Authority

**Location:** Approximately 1.9 acres located between North Brevard Street and North Caldwell Street, east of East 12th Street.

**Request:** MUDD, mixed-use development district, MUDD (CD), mixed use development district, conditional district and MUDD-O, mixed-use development district, optional to MUDD-O, mixed use development district-optional

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition. Committee member Carter was excused due to potential conflict of interest.

**Vote:**

Yeas:	Cooksey, Loflin, Ratcliffe, Sheild, and Simmons
Nays:	None
Absent:	None

**Summary of Petition**

The petition proposes to rezoned approximately 1.87 acres from MUDD, MUDD (CD) and MUDD-O to MUDD-O to allow for additional parking and a driveway between the building and the setback along Caldwell Street. The requested additional parking will be removed with the development of Phase II of the project. The optional request is as follows:

- Allowance of a limited amount of parking and drive aisles between the building and the Caldwell Street.

**Zoning Committee Discussion/Rationale**

Mr. MacVean stated that there are no outstanding site plan issues associated with this petition. This request is consistent with the adopted plans for this site, which recommends mixed residential development for this location with multi-family, single-family or a combination of both to result in an overall density of 12 dwelling units per acre. This petition only seeks an optional request to allow parking between the building and the street on Caldwell Street and does

not amend the previously approved uses or layout. Additionally, a wall and landscaping will be installed for screening; the proposed parking between the building and the street will be below grade and will be removed upon development of Phase II of the project.

### **Statement of Consistency**

Commissioner Simmons made a motion to find this petition consistent with the Optimist Park Neighborhood Plan and the Transit Station Area Principles. Commissioner Loflin seconded the motion, which was approved unanimously.

### **Vote**

**Upon a motion made by Simmons and seconded by Loflin, the Zoning Committee unanimously recommended approval of this petition.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.