

**ZONING COMMITTEE
RECOMMENDATION
December 27, 2006**

Rezoning Petition No. 2006-158

Property Owner: Various

Petitioner: Charlotte Mecklenburg Planning Commission

Location:

Area A:	Approximately .04 acres located on the east side of Lexington Avenue south of Myrtle Avenue
Area B:	Approximately .92 acres located on the east side of Lexington Avenue south of Myrtle Avenue
Area C:	Approximately .3 acres located in the northeastern corner of Dilworth Crescent (a private street)

Request:

Area A:	O-2, office to R-22 MF, multi-family residential
Area B:	O-2, office to R-8, single family residential
Area C:	B-1, neighborhood business to R-22MF, multi-family residential

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

Vote:

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

Summary of Petition

This petition proposes to rezone approximately 11 parcels from B-1, and O-2, to R-8, and R-22 MF, as a part of the implementation of the Dilworth Streetscape and Land Use Plan adopted in June of this year. (Note: The proposed rezonings are divided into three “areas” so that each one may be protested individually.)

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that is is part of the implementation of the Dilworth Streetscape and Land Use Plan and the second round of rezonings would be in January 2007. One commissioner asked if the Dilworth neighborhood was involved in these rezonings. Mr. MacVean stated that the neighborhood was involved with the development of the plan and that these rezonings were a result of that plan.

Statement of Consistency

Upon a motion made by Carter and seconded by Loflin the Zoning Committee unanimously found this petition to be consistent with the Dilworth Streetscape and Land Use Plan and to be reasonable and in the public interest.

Vote

Upon a motion made by Loflin and seconded by Simmons the Zoning Committee voted unanimously to recommend approval of this petition with the noted modifications.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.