

**ZONING COMMITTEE
RECOMMENDATION
December 27, 2006**

Rezoning Petition No. 2006-159

Property Owner: Self Help Credit Union

Petitioner: City of Charlotte Neighborhood Development

Location: Approximately 0.4 acre located in Grier Heights, on the west side of Orange Street, north of Fannie Circle.

Request: Change from R-5 (single family residential) to R-6 (single family residential)

Action: The Zoning Committee recommended **APPROVAL** of this petition.

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

Summary of Petition

The existing lot is proposed to be split into two lots that are the same size as surrounding lots. However, even though the proposed lots would meet minimum lot sizes for the existing zoning, they would not meet the density limitations of the current district. This situation was not foreseen when this area was correctively rezoned following the adoption of the Grier Heights Special Project Plan. Therefore, this rezoning is necessary for the proposed lots to be developable for affordable housing. There is no site plan accompanying this petition.

Zoning Committee Discussion/Rationale

Staff reviewed the petition. There was no discussion.

Statement of Consistency

Upon a motion made by Mr. Loflin and seconded by Mr. Sheild the Zoning Committee unanimously found this petition to be consistent with the Grier Heights Special Project Plan and to be reasonable and in the public interest.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.