

**ZONING COMMITTEE  
RECOMMENDATION  
February 28, 2007**

---

**Rezoning Petition No. 2007 - 15**

**Property Owner:** C F Charlotte Office III LP and C F Charlotte Office IV LP

**Petitioner:** Trinity Partners

**Location:** Approximately 2.29 acres located on the north side of Morrison Boulevard between Adair Court and Roxborough Road.

**Request:** B-1SCD, business shopping center district to O-3(CD), office conditional district

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

**Vote:**    Yeas:            Carter, Chiu, Loflin, Randolph, Ratcliffe, Sheild and Simmons

             Nays:            None

             Absent:          None

**Summary of Petition**

This request proposes to rezone 2.29 acres to the O-3(CD) district to allow a bank with a drive-thru window in an existing 120,200 square office building.

**Zoning Committee Discussion/Rationale**

Mr. MacVean reviewed the petition and noted that the proposed petition is consistent with the *South Park Small Area Plan* and that there are no outstanding site plan issues.

**Statement of Consistency**

Upon a motion made by Sheild and seconded by Randolph the Zoning Committee unanimously found this petition to be consistent with the *South Park Small Area 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.**

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.