

**ZONING COMMITTEE
RECOMMENDATION
March 28, 2007**

Rezoning Petition No. 2007 - 21

Property Owner: B.X. Holdings, LLC, B.V. Holdings, LLC, B.Y. Holdings, LLC

Petitioner: Thomas B. Henson

Location: Approximately 87.35 acres located on Ayrsley Town Boulevard east of South Tryon Street and west of Interstate 485.

Request: MUDD-O, mixed use development district optional to MUDD-O S.P.A., mixed use development district optional site plan amendment

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

- All CDOT issues have been addressed.
- The petitioner has limited the location of any LED, video display, and marquee signs to the interior of the site.
- The petitioner has shown the location of the proposed parking decks that will have a modified screening treatment.

Vote:

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

Summary of Petition

This request proposes to amend an existing site plan to allow options to the MUDD signage and screening standards while not increasing the presently approved development rights.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that the petitioner had addressed all of CDOT's and Planning's outstanding site plan comments.

Statement of Consistency

Upon a motion made by Ratcliffe and seconded by Loflin the Zoning Committee unanimously found this petition to be consistent with the Southwest District Plan and to be reasonable and in the public interest.

Vote

Upon a motion made by Ratcliffe 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 Zoning Committee recommendation.