

**ZONING COMMITTEE  
RECOMMENDATION  
May 30, 2007**

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**Rezoning Petition No. 2007-049**

**Property Owner:** Greenleaf Development, LLC

**Petitioner:** Greenleaf Development, LLC

**Location:** Approximately 0.47 acres located on the south side of Spencer Street between Academy Street.

**Center, Corridor or Wedge:** Wedge

**Request:** R-5, single family residential, to UR-1(CD), urban residential, conditional

**Action:** The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

**Vote:**

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

**Summary of Petition**

This request proposes to rezone the site from R-5 to UR-1(CD) for the creation of three single-family lots.

**Zoning Committee Discussion/Rationale**

Mr. MacVean reviewed the petition and noted that it is inconsistent with the *Central District Plan*, which recommends multi-family development on this parcel. However, staff considered the three homes to be an appropriate land use.

A commissioner asked about the removal of trees near the property line shared with North Charlotte Park. Mr. MacVean stated that there were designated tree save areas on the plan, and that ten percent of the site would be subject to tree preservation due to subdivision requirements.

Another commissioner inquired about the rationale of staff supporting petitions that are not consistent with adopted plans. Mr. MacVean responded that staff addresses supporting exceptions to adopted plans on a case by case basis.

The Commission asked if the *Central District Plan* specified a certain multi-family residential density for this area. Mr. MacVean replied that the *Central District Plan* did not make specific density recommendations for this area.

### **Statement of Consistency**

Upon a motion made by Commissioner Carter and seconded by Commissioner Loflin, the Zoning Committee voted unanimously to find the petition inconsistent with the *Central District Plan*, but reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Carter and seconded by Commissioner Simmons, the Zoning Committee voted unanimously to recommend approval of this petition.**

### **Staff Opinion**

Staff agrees with the opinion of the Zoning Committee.