

**ZONING COMMITTEE
RECOMMENDATION
May 30, 2007**

Rezoning Petition No. 2007 -062

Property Owner: Half Moon of Union, LLC

Petitioner: Bonterra Builders, LLC

Location: Steel Gardens, approximately 11.11 acres located at the northeast intersection of Herrin Avenue and Spencer Street

Center, Corridor or Wedge: Corridor

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

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

Vote:

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

Summary of Petition

This petition proposes to amend approximately 11.11 acres located at the northeast intersection of Herrin Avenue and Spencer Street from MUDD-O, mixed-use development district to MUDD-O S.P.A., mixed-use development district sight plan amendment for additional 36 units to bring the total number of allowed units to 280 at a density of 25.2 units per acre.

Zoning Committee Discussion/Rationale

Keith Mac Vean reviewed the petition and noted that all outstanding comments were addressed prior to the Zoning Committee meeting. Several Committee Members expressed concern about the parking ratio but felt the ratio met the ordinance.

Statement of Consistency

Upon a motion made by Commissioner Carter and seconded by Commissioner Loflin the Zoning Committee unanimously found this petition to be consistent with the *North Charlotte and Central District* plans and to be reasonable in the public interest.

Vote

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

Staff Opinion

Staff agrees with the Zoning Committee.