

**ZONING COMMITTEE  
RECOMMENDATION  
June 27, 2007**

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**Rezoning Petition No. 2007-068**

**Property Owner:** Wesley Village, LLC

**Petitioner:** WP East Acquisitions, LLC

**Location:** Approximately 20.98 acres located on the north side of Thrift Road between Freedom Drive and Jay Street

**Center, Corridor or Wedge:** Corridor

**Request:** MUDD (CD) mixed-use development district conditional site plan to MUDD-O, mixed-use development district optional

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

- The note concerning the construction of the trail and bridge is worked out with Park and Recreation; and
- All Storm Water issues are resolved.

**Vote:**

Yeas:	Chiu, Lipton, Loflin, Ratcliffe, and Simmons
Nays:	None
Absent:	Rosenburgh
Excused:	Sheild

**Summary of Petition**

This petition proposes to revise the building and street layout for the subject property which was approved as a part of rezoning petition 2006-054. The number of residential units will not change however the 20,000 square feet previously approved as office is now proposed to be used for office/retail. The residential density is 23.8 dwellings per acre.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition noting the reason for the petition is to revise the site plan. The major change is the realignment of Thrift Road which is a “moving ahead” project NCDOT was working on. The City through the Bryant Park Plan approached NCDOT about doing something different with Thrift Road. The optional request is for the parking between the

building and Thrift due to the realignment of the road. Approval of the plan should be contingent on the note concerning the construction of the greenway trail and bridge. There are two options for development, one with a larger building for attached homes and one showing more townhome style units.

The other issue is related to detention and peak flow control. The petitioner thought they were told they only needed to do water quality. In talking with Doug Lozner he indicated that they still need to provide peak flow control. The request is consistent with the pending Bryant Park Plan.

No further discussion followed.

### **Statement of Consistency**

Upon a motion made by Commissioner Ratcliffe and seconded by Commissioner Loflin the Zoning Committee unanimously found this petition to be consistent with the pending Bryant Park Area Plan and reasonable and in the public interest.

### **Vote**

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

**Upon a substitute motion made by Commissioner Lipton and seconded by Commissioner Ratcliffe the Zoning Committee voted unanimously to recommend approval of this petition with the noted modifications.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.