

**ZONING COMMITTEE  
RECOMMENDATION  
May 30, 2007**

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**Rezoning Petition No. 2007-69**

**Property Owner:** L. Toons, LLC

**Petitioner:** L. Toons, LLC

**Location:** Approximately 0.09 acre on the south side of E. 35<sup>th</sup> Street between Charles Avenue and Whiting Avenue

**Center, Corridor, or Wedge:** Wedge

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

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

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

Nays: None

Absent: Sheild

**Summary of Petition**

This petition seeks a zoning district that would allow a single family residence on an undersized nonconforming lot. This rezoning would make the lot conforming.

**Zoning Committee Discussion/Rationale**

Staff noted that all issues had been resolved with this petition and staff was recommending approval. There was no discussion among the Zoning Committee.

**Statement of Consistency**

Upon a motion by Commissioner Carter, seconded by Commissioner Loflin, the Zoning Committee voted unanimously to find that this petition was consistent with the North Charlotte Plan and was reasonable and in the public interest.

**Vote**

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

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.