

**ZONING COMMITTEE
RECOMMENDATION
July 25, 2007**

Rezoning Petition No. 2007-91

Property Owner: Habitat for Humanity of Charlotte, Inc.

Petitioner: Lat Purser & Associates, Inc.

Location: Approximately 0.36 acre on the southwest corner of E. 35th Street and Yadkin Avenue

Center, Corridor, or Wedge: Corridor

Request: NS, neighborhood services, to MUDD-O, mixed-use development district with optional provisions

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

Vote:

Yeas:	Howard, Johnson, Lipton, Loflin, Randolph, and Rosenburgh
Nays:	None
Absent:	Sheild

Summary of Petition

This petition seeks to renovate an existing building and construct a new one, allowing a total of up to 20 multi-family residential units. This results in a density of 56 units per acre.

Zoning Committee Discussion/Rationale

A Zoning Committee member questioned the parking being provided. There are only 21 spaces, including six on-street spaces. How many of these projects can we do before parking becomes a problem for the neighborhood as a whole? Staff responded that there will be an adjustment period as we become more urban and transit oriented. Couples that need two cars will likely not move to these kinds of locations. Another Committee member noted that people will adjust by having fewer cars, park elsewhere, or parking businesses will emerge.

Statement of Consistency

Upon a motion by Commissioner Loflin, seconded by Commissioner Rosenburgh, 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 Rosenburgh, seconded by Commissioner Lipton, the Zoning Committee vote unanimously to recommend APPROVAL of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.