

**ZONING COMMITTEE
RECOMMENDATION
September 17, 2007**

Rezoning Petition No. 2007-136

Property Owner:	Mecklenburg County
Petitioner:	Mecklenburg County
Location:	Approximately 3.29 acres located between W 4 th Street, W Martin Luther King Jr. Boulevard, S. Graham Street, and S. Mint Street
Center, Corridor or Wedge:	Center
Request:	UMUD, urban mixed-use district to UMUD-O, urban mixed use district, optional.
Action:	The Zoning Committee voted unanimously to recommend APPROVAL of this petition contingent on the Storm Water issues being resolved to staff's satisfaction.
Vote:	Yeas: Howard, Johnson, Lipton, Loflin, Randolph, Rosenburgh, and Sheild
	Nays: None
	Absent: None

Summary of Petition

The proposed optional request is to allow vehicular maneuvering in the right-of-way of W. Martin Luther King, Jr. Boulevard. This will allow access to the service areas of the new baseball park.

Zoning Committee Discussion/Rationale

Chairman Howard called the meeting to order. Mrs. Keplinger briefly reviewed the petition and explained that the outstanding Storm Water issues had not been resolved. The Commission asked Doug Lozner from Storm Water Services to explain the issue. Mr. Lozner stated that they were working with the petitioner to resolve the Storm Water Quantity Control and Storm Water Quality Treatment issues. The petitioner met with other members of Engineering's Land Development team and he was not aware of this until tonight.

Mr. Keith MacVean noted that the reason for the petition is to allow truck maneuvering in the right-of-way. It is not for the development of the baseball stadium as a whole. The Commission discussed the petition and determined that the Storm Water issue should be addressed and that Mr. Lozner needed additional time to do so.

Statement of Consistency

Upon a motion made by Commissioner Johnson and seconded by Commissioner Lipton the Zoning Committee unanimously found this petition to be consistent with the *Center City 2010 Vision Plan* and reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Sheild and seconded by Commissioner Rosenburgh the Zoning Committee voted unanimously to recommend approval of this petition contingent on the Storm Water issues being resolved to staff's satisfaction.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.