

**ZONING COMMITTEE
RECOMMENDATION
February 27, 2008**

Rezoning Petition No. 2008-024

Property Owner: Daniel J. and Barbara A. McAulay

Petitioner: Jon Jenkins, MLP Real Estate Acquisitions, LLC

Location: Approximately 12.81 acres located on the southwest corner of Northlake Center Parkway, Mt. Holly-Huntersville road and Alexanderana Road

Center, Corridor, or Wedge: Corridor

Request: R-3, single family residential to R-17 MF (CD), multi-family residential conditional district

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

Vote:

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

Summary of Petition

This petition proposes the development of up to 204 multi-family for-rent units at an overall density of 16 dwelling units per acre.

Zoning Committee Discussion/Rationale

Mr. Fortune reviewed the petition and noted that all outstanding issues were addressed prior to the Zoning Committee meeting.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Lipton the Zoning Committee unanimously found this petition to be inconsistent with the *Northwest District Plan* but consistent with the *Draft Northlake Area Plan* but reasonable and in the public interest.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.