

**ZONING COMMITTEE
RECOMMENDATION
February 27, 2008**

Rezoning Petition No. 2008-030

Property Owner: BRC Salome Church, LLC

Petitioner: BRC Salome Church, LLC

Location: Approximately 15.10 acres located on the west side of Salome Church Road, north of N Tryon Street

Center, Corridor, or Wedge: Corridor

Request: R-3, single family residential and R-22 MF (CD), multi-family residential conditional district to R-17 MF (CD), multi-family residential conditional district

Action: The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modification:

- The density has been decreased from approximately 14 units per acre to 12 units per acre with maximum of 216 units.

Vote:

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

Summary of Petition

This petition proposes to rezone approximately 15.1 acres for the development of 216 multi-family residential units for rents. The overall density is 14.3 units per acre.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and noted that the petitioner reduced the number of units from approximately 14 per acre to 12 per acre with a maximum of 216 units. All other issues were addressed before the public hearing. The petition is consistent with the Northeast Area Plan and staff recommended approval.

Statement of Consistency

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

Vote

Upon a motion made by Commissioner Lipton and seconded by Commissioner Sheild the Zoning Committee voted unanimously to recommend APPROVAL of this petition as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.