

**ZONING COMMITTEE
RECOMMENDATION
February 27, 2008**

Rezoning Petition No. 2008-35

Property Owner: Double Oaks Development, LLC

Petitioner: Charlotte Mecklenburg Housing Partnership

Location: Approximately 10.4 acres on both sides of Statesville Avenue between Woodward Avenue and Dearborn Avenue

Center, Corridor, or Wedge: Corridor

Request: R-8, mixed residential, R-12MF(CD), conditional multi-family, and B-2, general business, to NS, neighborhood services

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

- Parking standards for the non-residential components of this petition will be one space per 125 square feet of restaurant use, one space per 450 square feet of retail use, and one space per 550 square feet of office use.

Vote:

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

NOTE: Commissioner Howard was excused for a potential conflict of interest.

Summary of Petition

This petition seeks approval for up to 35,000 square feet of retail space vertically integrated with up to 348 multi-family residential units, with an additional 72 elderly units. Residential densities are approximately 60 units per acre. Additional areas are being conveyed to Mecklenburg County Parks and Recreation for greenway purposes.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and the modified parking ratios. One Zoning Committee member was concerned that the petitioner was not providing more information on the appearance of the

proposed buildings. She hoped that more detail would be provided in subsequent phases of the overall project.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Johnson the Zoning Committee unanimously found this petition to be consistent with the *Statesville Avenue Corridor Plan* and the *General Development Policies* and to be 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.