

**ZONING COMMITTEE
RECOMMENDATION
March 29, 2006**

Rezoning Petition No. 2006-43

Property Owner: Cambridge-Eastfield, LLC

Petitioner: Cambridge-Eastfield, LLC

Location: Approximately 13.7 acres located east of Prosperity Church Road and south of Eastfield Road.

Request: NS, neighborhood services to NS S.P.A., neighborhood services, site plan amendment.

Action: The Zoning Committee voted 4-1 to recommend **APPROVAL** of the petition.

Vote: Yeas: Carter, Cooksey, Hughes, Ratcliffe

Nays: Howard

Absent: Farman and Sheild

Summary of Petition

The proposal is to rezone approximately 13.7 acres located east of Prosperity Church Road and south of Eastfield Road from NS to NS Site Plan Amendment to allow for an additional 23,5420 square feet of retail and office floor area, resulting in a total of 105,000 square feet should this rezoning be approved. The proposed petition is consistent with the Northeast District Plan, which was amended by a rezoning petition in 2002 to allow for a mixture of uses consisting of townhomes and single family residential units, 5,000 square feet of office, a daycare, and 79,000 square feet of retail. Neighborhood mixed use centers are defined as containing up to 100,000 square feet of retail and 30,000 square feet of office. The site meets a majority of the General Development Guidelines and does qualify for an increase in the maximum center size.

Zoning Committee Discussion/Rationale

Mr. MacVean noted that the outstanding site plan issues have been addressed by adding notes that the building along Arbor Creek Drive will have windows at a minimum and doors if possible and that all transportation improvements from the previous plan will apply to the site. Committee member Howard stated that regionalism is important and asked about the comments from the Town of Huntersville concerning the petition. Mr. MacVean responded that the Town of Huntersville was opposed to the original rezoning on this site but did not respond to the request for comments that was sent concerning this petition.

Statement of Consistency

A motion was made by Cooksey and seconded by Ratcliffe finding this petition consistent with the Northeast District Plan. The motion was approved unanimously.

Vote

Upon a motion made by Cooksey and seconded by Ratcliffe, the Zoning Committee voted 4-1 to recommend approval of this petition.

Minority Opinion

A minority of the Zoning Committee felt that in the sense of regionalism, the Town of Huntersville should have provided input on the petition that is adjacent to their jurisdiction.

Staff Opinion

Staff agrees with the majority of the Zoning Committee.