

**ZONING COMMITTEE  
RECOMMENDATION  
December 27, 2006**

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**Rezoning Petition No. 2006-048**

**Property Owner:** The Charlotte-Mecklenburg Board of Education

**Petitioner:** The Charlotte-Mecklenburg Board of Education

**Location:** Approximately 38.8 acres located east of Lancaster Highway and south of Providence Road West.

**Request:** MX-2 SPA innovative, mixed use site plan amendment

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

**Vote:**

Yeas:	Carter, Cooksey, Loflin, Randolph, Ratcliffe and Simmons
Nays:	None
Absent:	Sheild

**Summary of Petition**

This request proposes to amend a previously approved MX-2 innovative site plan to reduce the number of single-family lots from 160 to 88 at an overall density of 2.7 dwelling units to the acre and show a 6.8 acre school site. The site plan also includes the following:

- The petitioner will construct public streets throughout the site.
- Minimum lot size will be 3,000 square feet.
- The petitioner will provide 12.5 acres or 32% of the total site for open space.
- Walking trails will be provided within the common open space.
- A fifty-foot undisturbed setback will be provided along Lancaster Highway.
- An Elementary School will be centrally located on the site.

**Zoning Committee Discussion/Rationale**

Mr. MacVean reviewed the petition and noted that the proposed petition is consistent with the South District Plan, which recognizes the existing zoning and that there are not outstanding issues.

### **Statement of Consistency**

Upon a motion made by Simmons and seconded by Ratcliffe the Zoning Committee unanimously found this petition to be consistent with the South District Plan and to be reasonable and in the public interest.

### **Vote**

**Upon a motion made by Simmons and seconded by Ratcliffe the Zoning Committee voted unanimously to recommend approval of this petition.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.