

**ZONING COMMITTEE
RECOMMENDATION
April 25, 2007**

Rezoning Petition No. 2007-30

- Property Owner:** Adam D. Rappaport, Robyn R. Weis, Tom Weiss, and Louise F. Shackelford
- Petitioner:** Adam D. Rappaport and Louise F. Shackelford
- Location:** Approximately 0.29 acre on the north side of Woodcrest Avenue between South Tryon Street and South Mint Street
- Center, Corridor, Or Wedge** Corridor
- Request:** Change from R-5, single family residential, to MUDD-O, mixed-use development district with optional provisions
- Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition based upon the following modifications:
- A note has been added that commits to securing additional off-site parking.
 - A note has been added that removal of the existing structures would trigger additional infrastructure improvements.
 - A note has been added to address LUESA's request for demolition/asbestos handling.
- Vote:** Yeas: Carter, Chiu, Randolph, Ratcliffe, Sheild, and Simmons
- Nays: None
- Absent: Loflin

Summary of Petition

This petition seeks approval to allow two existing single family homes to be converted to office or retail use. They may also be retained in residential use. Total square footage is 2972.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and explained the modification made since the public hearing. The Committee did not discuss this petition.

Statement of Consistency

Upon a motion made by Commissioner Carter and seconded by Commissioner Randolph the Zoning Committee unanimously found this petition to be consistent with the Central District Plan and to be reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Carter and seconded by Commissioner Randolph the Zoning Committee voted unanimously to recommend approval of this petition with the noted modifications.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.