

**ZONING COMMITTEE
RECOMMENDATION
September 26, 2007**

Rezoning Petition No. 2007-114

Property Owner: Faison-Hollow, LLC

Petitioner: Faison-Hollow, LLC

Location: Approximately 33.70 acres located at the intersection of Quail Wood Drive and Quail Forest Drive.

Center, Corridor or Wedge: Wedge

Request: R-3, single-family and R-20MF, multi-family, conditional to MX-2, mixed use innovative.

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

- The petitioner has added a note that all lighting will be fully shielded.
- The petitioner has addressed Mecklenburg County Park and Recreation Department comments.
- The petitioner has labeled open space areas and indicated the types of pedestrian amenities that will be provided.
- The petitioner has addressed outstanding storm water issues.

Vote: Yeas: Howard, Johnson, Loflin, Randolph, Rosenburgh, and Sheild

Nays: None

Absent: Lipton

Summary of Petition

This request proposes to redevelop a 33.7 acre site occupied by 232 apartments with up to 229 single-family attached and multi-family for sale dwelling units at an overall site density of 6.8 dwelling units to the acre.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that it is consistent with the *South District Plan* and that all outstanding site plan issues have been addressed.

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 *South District Plan* and to be reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Loflin 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. Staff would like to request that Council defer their decision if a revised site plan with modifications has not been received by Staff.