

**ZONING COMMITTEE
RECOMMENDATION
2008**

Rezoning Petition No. 2008-73

Property Owner: Double Oaks Development, Inc.

Petitioner: Charlotte Mecklenburg Housing Partnership

Location: Approximately 64.5 acres on the west side of Statesville Road between Newland Road and Woodward Avenue.

Center, Corridor, or Wedge: Corridor

Request: NS (neighborhood services), R-8 (mixed residential), R-22MF (conventional multi-family residential), and I-2 (general industrial) to NS (neighborhood services), NS site plan amendment, and UR-2(CD) (conditional urban residential)

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

- The tree save note has been improved and now constitutes a commitment.
- The addition of transportation commitments contained in an emailed version of the Development Standards from Scott Putnam to the petitioner on June 25, 2008.

Vote:

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

Summary of Petition

This petition includes eight development areas, providing for a total of up to 35,000 square feet of retail and office uses and up to 1,082 residential units. The residential density averages about 17 units per acre. Additionally, a childcare center is proposed.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and noted the changes made since the public hearing. Staff concluded that they were supporting the petition as modified.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Rosenburgh, the Zoning Committee unanimously found this petition to be consistent with the *Central District Plan and the Statesville Road Corridor Area Plan* and reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Sheild and seconded by Commissioner Rosenburgh, the Zoning Committee voted unanimously to recommend APPROVAL of this petition as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.