

**ZONING COMMITTEE  
RECOMMENDATION  
July 30, 2008**

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**Rezoning Petition No. 2008-104**

**Property Owner:** Two Land Group

**Petitioner:** Two Land Group

**Location:** Approximately 0.31 acres located on the northeast corner of East Park Avenue and Cleveland Avenue.

**Center, Corridor, or Wedge:** Wedge

**Request:** R-22MF(HD-O), multi-family, historic district overlay to MUDD-O(HD-O), mixed use development district, optional, historic district overlay.

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

- The existing driveway from East Park Avenue will be removed.
- Three parking spaces have been added to the rear of the structure, which will be screened by the existing fence.

**Vote:**

Yeas:	Allen, Griffith, Howard, Lipton, Randolph, and Rosenburgh
Nays:	None
Absent:	Johnson

**Summary of Petition**

This request would allow professional office uses within an existing 5,992 square foot structure that is designated as a Charlotte-Mecklenburg Historic Property. The plan includes options to allow a five-foot building separation instead of the required 10 feet between the existing building and the building on the adjoining parcel, and to allow the existing sidewalks and planting strips, which do not meet minimum MUDD standards, to remain.

### **Zoning Committee Discussion/Rationale**

Tom Drake reviewed the petition and noted that since the public hearing the petitioner has added three parking spaces to the rear of the structure, which will be screened by the existing fence. He also noted that all other site plan issues have been addressed and that the request is consistent with the *Dilworth Land Use and Streetscape Plan*, which recommends preserving this historic structure.

### **Statement of Consistency**

Upon a motion made by Commissioner Lipton and seconded by Commissioner Randolph, the Zoning Committee unanimously found this petition to be consistent with the *Dilworth Land Use and Streetscape Plan* and reasonable and in the public interest.

### **Vote**

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

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.