4. Receive as Information - Rezoning Petition 2011-020

Action:	**Receive as information Zoning Committee recommendation on rezoning petition 2011-020 by Percival McGuire Commercial Real Estate Development for a change from R-3, single family residential to NS, neighborhood service district for approximately 23.96 acres located on the south side of West W.T. Harris Boulevard between Interstate 485 and Reames Road.**

Staff Resource: Tammie Keplinger, Planning Coordinator, Planning Department

Explanation

- Due to an advertising error by the Charlotte Observer, the public hearing on this petition was deferred from April 25 to May 16.
- At their May 18, 2011 meeting, the Zoning Committee voted 3-2 to recommend approval of this petition with modifications. Because the petition did not receive a majority vote, it was automatically **DEFERRED to the May 25, 2011** Zoning Committee meeting.
- Council may not vote on this petition until 30 days after the public hearing or until they receive a recommendation from the Zoning Committee.
- The decision on this petition is now scheduled for June 20, 2011; however, the petitioner has a contractual obligation and is requesting a decision before this date.
- The modifications that the Zoning Committee considered in their vote are as follows:
  - Provided a second greenway amenity area along the internal private street, near Building A, such that the overall development has better access and better relates to the future Dixon Branch and Long Creek greenways.
  - Modified the typical 100-foot section along W.T. Harris Boulevard on sheet RZ-1 to indicate three street trees within the eight-foot planting strip and two trees behind the six-foot sidewalk.
  - Modified Note 6 to add the following wording: "In the event that Building E is not developed as herein described, then the area vacated by the use shall become a combination of undeveloped open space and/or additional parking, vehicular circulation, service/utility functions, uninhabitable improvements (i.e. mobile medical unit) and similar functions."

Attachments

Zoning Committee Recommendation
Vicinity Map
Locator Map
Site Plan