

**ZONING COMMITTEE  
RECOMMENDATION  
January 25, 2006**

---

**Rezoning Petition No. 2006-009**

**Property Owner:** J. Baxter Caldwell Estate and Louise G. Caldwell

**Petitioner:** CMPC

**Location:** Approximately 8.24 acres located west of South Boulevard and north of Freeland Lane.

**Request:** B-2, general business to TOD-M, transit oriented development, mixed use district.

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

**Vote:** Yeas: Carter, Cooksey, Farman, Howard, Hughes, Ratcliffe, and Sheild  
Nays: None  
Absent: None

**Summary of Petition**

This petition proposes to rezone approximately 8.24 acres to allow transit oriented development within the transit corridor. The property is located within the boundaries of the Scaleybark Station Area on the South Light Rail Corridor. The property is currently zoned B-2 conventional. This district allows commercial and office uses as well as automobile dealerships. A business park is currently located on the property.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that it is a conventional request with no associated site plan. The proposal is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *Scaleybark Station Area Plan* recommendations and staff is recommending approval.

**Statement of Consistency**

**Upon a motion made by Sheild and seconded by Carter the Zoning Committee unanimously found this petition to be consistent with the adopted plans.**

**Vote**

**Upon a motion made by Carter and seconded by Howard the Zoning Committee voted unanimously to recommend approval of this petition.**

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.