

**ZONING COMMITTEE
RECOMMENDATION
March 29, 2006**

Rezoning Petition No. 2006-15

Property Owner: Andrew F. Young

Petitioner: Brookchase Properties

Location: Approximately 3.9 acres located on the southwest corner of Ballantyne Commons Parkway and Williams Pond Lane.

Request: Change from R-3 (single family residential) to O-2(CD) (conditional office district)

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

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

Summary of Petition

This petition seeks approval for an office development of up to 45,000 square feet, of which a maximum of 25,000 may be for medical office uses. This petition was originally denied by a vote of the City Council but was resubmitted requesting a more intense office district, thereby avoiding "the two-year rule". This petition provides the staff-requested buffer, water quality improvements, and additional sidewalk that were missing from the original petition.

Zoning Committee Discussion/Rationale

The staff reviewed the petition, noting that while it was technically inconsistent with adopted plans the abutting use was institutional and staff was supporting the petition from a land use perspective.

Statement of Consistency

Upon a motion by Mr. Cooksey, seconded by Mr. Ratcliffe, the Committee found that while inconsistent with adopted plans this petition was reasonable and in the public interest.

Vote

Upon a motion by Mr. Howard, seconded by Mr. Ratcliffe, the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.