

**ZONING COMMITTEE
RECOMMENDATION**

March 1, 2006

Rezoning Petition No. 2006 - 28

Property Owner: Southminster, Inc.

Petitioner: Southminster, Inc.

Location: Approximately 26.0 acres located east of Park Road and south of Smithfield Church Road.

Request: Inst.(CD)SPA, institutional conditional district site plan amendment.

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 request proposes to amend an existing conditional site plan to increase the allowable height from six stories to seven or eight stories to a maximum height of one hundred ten feet and to make changes to the layout of future buildings. The maximum of four hundred and forty two units presently allowed will not change.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that there are no outstanding site plan issues and that it is consistent with the South District Plan.

Statement of Consistency

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