

**ZONING COMMITTEE
RECOMMENDATION
March 29, 2006**

Rezoning Petition No. 2006-039

Property Owner: Alpine Village Properties

Petitioner: Alpine Village and Golf Maintenance, Harvey Gouch

Location: Approximately 59.22 acres South of Freedom Drive and east of Toddville Road

Request: R-3 (LLW-PA), R-4 (LLW-PA), and R-17MF (LLW-PA) to MX-2 (LLW-PA)

Action: The Zoning Committee voted unanimously to **DEFER** this petition until April 26, 2006.

Vote: Yeas: Carter, Cooksey, Howard, Hughes, and Ratcliffe

 Nays: None

 Absent: Farman and Sheild

Summary of Petition

This petition proposes to rezone approximately 59.22 acres from R-3, R-4 and R- 17 MF to MX-2 for a mixed use development. The development will be composed of 83single-family residential lots, 390 multi-family units, 24,000 square feet of live/ work units (24 units) and club house, 4,000 square feet for the office, club house pro shop, 1,500 square foot maintenance facility and a par 3 golf course running through the site. The property is located on the Lower Lake Wylie Protected Area.

Zoning Committee Discussion/Rationale

Mr. MacVean stated that the petition is requesting a 30-day deferral of this petition to work with staff on outstanding site plan issues.

Upon a motion made by Howard and seconded by Carter, the Zoning Committee unanimously recommended a 30-day deferral of this petition.