

**ZONING COMMITTEE
RECOMMENDATION
March 28, 2007**

Rezoning Petition No. 2007 - 33

Property Owner: Blakeney Heath Limited Partnership

Petitioner: Crosland, Inc.

Location: Approximately 15.8 acres located on the northeast corner of Ardrey Kell Road and Rea Road.

Request: CC S.P.A., commercial center site plan amendment

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

- The buffer width has been corrected to 75-feet.
- Circulation and parking will not be allowed between buildings and Ardrey Kell and Rea Roads.

Vote: Yeas: Chiu, Loflin, Randolph, Ratcliffe, and Simmons

Nays: None

Absent: Carter and Sheild

Summary of Petition

This request proposes to amend an existing CC site plan to allow up to 95,000 square feet of retail uses.

Zoning Committee Discussion/Rationale

Mr. MacVean reviewed the petition and noted that this is a reduction in allowable square footage with a more pedestrian oriented plan and that there are no outstanding Planning issues.

Statement of Consistency

Upon a motion made by Ratcliffe and seconded by Simmons the Zoning Committee unanimously found this petition to be consistent with the South District Plan and to be reasonable and in the public interest.

Vote

Upon a motion made by Simmons and seconded by Ratcliffe the Zoning Committee voted unanimously to recommend approval of this petition with the noted modifications.

Staff Opinion

Staff agrees with the Zoning Committee recommendation.