

**ZONING COMMITTEE
RECOMMENDATION
October 24, 2007**

Rezoning Petition No. 2007-105

Property Owner: Pebble Creek, LLC

Petitioner: Pebble Creek, LLC

Location: Approximately 5.4 acres on the southwest corner of Allison Lane and Alvarado Lane

Center, Corridor, or Wedge: Wedge

Request: R-3, single family residential, to R-8MF(CD), conditional multi-family residential

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

- Water quality and quantity improvements have been added to the site plan.
- Provisions for street trees have been added to the private streets.
- Adequate tree save area has been documented.
- Encroachments have been removed from the SWIM buffers.

Vote: Yeas: Howard, Johnson, Lipton, Loflin, Randolph, Rosenburgh, and Sheild

Nays: None

Absent: None

Summary of Petition

This petition seeks approval for 18 duplex and triplex residential units. This results in a density of about 3.3 units per acre.

Zoning Committee Discussion/Rationale

Staff reviewed the modifications to the site plan and stated that all staff issues had been resolved and the staff was recommending approval. One Committee member expressed concern over traffic in the area and asked if this petition was worsening the situation. Staff responded that the large rezoning approved a couple of years ago prohibited access east to Providence Road for a

period of years or until road improvements were completed. Also, an outlet south to utilize other connections had been approved. The widening of Providence Road in this area is about to start with the letting of contracts. There was also a question concerning connectivity from this site. Staff responded that future connectivity was planned through adjacent sites rather than this one.

Statement of Consistency

A motion was made by Commissioner Sheild, seconded by Commissioner Loflin, to find this petition to be consistent with the *Providence Road/I-85 Area Plan* and to be reasonable and in the public interest. The motion passed unanimously.

Vote

Upon a motion by Commissioner Lipton, seconded by Commissioner Loflin, the Zoning Committee voted unanimously to recommend approval of this petition, as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.