

**ZONING COMMITTEE  
RECOMMENDATION  
March 29, 2006**

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**Rezoning Petition No. 2006-02**

**Property Owner:** Providence Country Club

**Petitioner:** John Gilchrist – East-West Management Co., Inc.

**Location:** Approximately 12.14 acres west of Providence Road and south of Ardrey Kell Road.

**Request:** Change from R-3 (single family residential) to UR-2(CD) (conditional urban residential)

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

- A right-out only driveway connection has been made to Providence Road
- A detailed landscaping plan for the area between the golf course and the townhomes has been added to the plan.
- The dumpster has been removed from the front setback.
- A bus waiting pad will be constructed along Providence Road.

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

Nays: None

Absent: Farman and Sheild

**Summary of Petition**

This petition seeks approval for 54 townhomes on 12.14 acres for a resulting density of 4.4 homes per acre.

**Zoning Committee Discussion/Rationale**

The staff reviewed the changes in the petition since the public hearing. Responding to comments from the public hearing, staff noted that we will no longer use “open space” as a land use designation for private golf courses as was done in the Providence Road/I-485 Area Plan Update. In the future, a land use recommendation will be made for the possible conversion of existing golf courses. Staff reported that the last outstanding issue was access to Providence Road. The initial site plan did not have any access to Providence Road and staff requested a right-in, right-out connection. The revised site plan showed a connection that staff mistook for the requested

right-in, right-out driveway. A Zoning Committee member asked why this issue was just coming up and staff replied that until the petitioner referenced a right-out only driveway at the public hearing staff thought the illustrated connection was right-in, right-out. (Upon further investigation the notes on the site plan do specify a right-out only driveway but the petitioner did not highlight that change and the staff overlooked it.) The Zoning Committee inquired if the right-in capability could be added later if it was found to be needed. Staff responded that there was enough distance to the Ardrey Kell/Providence Road intersection that the right-in function should be added at the outset. A question was asked about “stacking” at a gated entrance and the possibility of backing traffic up into Providence Road. Staff replied that there is a minimum stacking distance and that it appeared that it could be accommodated at this entrance without significant impacts to the development.

### **Statement of Consistency**

Upon a motion by Mr. Cooksey, seconded by Ms. Carter, the Committee voted unanimously to find the petition consistent with adopted plans and policies.

### **Vote**

**Upon a motion by Mr. Cooksey, seconded by Mr. Ratcliffe, the Committee voted unanimously that the petition was reasonable and in the public interest and should be approved with the connection to Providence Road being only a right-out movement.**

### **Staff Opinion**

Staff disagrees with the recommendation of the Zoning Committee. The subdivision ordinance requires that a second ingress/egress be made to any subdivision where it is feasible. Making the connection to Providence Road a right-in, right-out movement allows southbound residents to pass through the Ardrey Kell/Providence Road intersection and enter their neighborhood with only a right turn. Eliminating an ingress movement at this connection requires movement through the intersection and then a left turn across Ardrey Kell Road. It also provides a second ingress point should the one on Ardrey Kell Road ever be blocked. In the staff’s view, eliminating ingress from Providence Road would not be “smart growth.”