

**ZONING COMMITTEE
RECOMMENDATION
March 29, 2006**

Rezoning Petition No. 2006-038

Property Owner: Thad Reames, Carolyn Reames, Craig Reams, Ella Mae Reames Stewart, Virginia Reames Long, Lynda Reames Medlin

Petitioner: Clarion Homes, LLC

Location: Approximately 54.72 acres located on Reames Road north of Lakeview Road and west of Interstate 77

Request: R-3, single family residential to MX-1 (innovative), mixed use innovative district

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

- New trees save area is to be established in the common open space on the west side of Reames Road.
- Cross section of the reverse frontage treatment wall providing type of materials and height.
- Pedestrian scale lighting along all streets.

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

Nays: None

Absent: Farman and Sheild

Summary of Petition

This petition proposes to rezone approximately 54.72 acres from R-3 to MX-1 to develop 257 single family lots. The overall density is 4.69 units per acre. The site plan associated with this petition indicates the following:

- 9 acres of open space and 5.5 acres of tree save area.
- Detached lighting will be limited to 20 feet in height
- Innovative standards requested include for street right-of-way widths, minimum lot size, setbacks, side and rear yards and lot width.
- Streets to the east of Reames Road will be private and gated. Streets to the west of Reames Road will be publicly maintained.
- The petitioner reserves the ability to replace the berm along Reames and Lakeview with a wall with trees and shrubbery.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that all of the outstanding site plan issues were adequately addressed. The request is consistent with the *Northwest District Plan*, and the GDPs which recommend 6 up to 8 units per acre and staff recommended approval. Staff handed out a revised school memo indicating the impact the development would have on area schools. A Commissioner asked what the cost covered per student mentioned in the school memo. Mr. MacVean explained the estimated cost is to provide the capital associated with providing a seat for the number of students generated by the site. The Commission asked questions concerning the public street standards and what would happen to the gates if the streets were turned over to the city for maintenance. Mr. MacVean responded that the gates would be removed or permanently opened.

Statement of Consistency

A motion was made by Ratcliffe and seconded by Carter finding this petition consistent with the Northeast District Plan and the GDP. The Zoning Committee unanimously approved this motion.

Vote

Upon a motion made by Howard and seconded by Carter, the Zoning Committee voted unanimously to recommend approval of this petition as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.