

**ZONING COMMITTEE
RECOMMENDATION
March 29, 2006**

Rezoning Petition No. 2006 - 44

Property Owner: Steelecroft Office, LLC

Petitioner: Merrifield Partners

Location: Approximately 8.17 acres located west of Steele Creek Road and north of York Road.

Request: CC SPA, commercial center site plan amendment.

Action: The Zoning Committee voted unanimously to recommend **DEFERRAL** of this petition.

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

Nays: None

Absent: Farman and Sheild

Summary of Petition

This request proposes a commercial center site plan amendment on 8.17 acres located in the northwest quadrant of the intersection of Highway 49 and Highway 160 to allow a total of 30,000 square feet of retail and 40,000 square feet of office uses. This request constitutes an increase of 10,850 square feet of office uses and 15,345 square feet of retail uses.

Zoning Committee Discussion/Rationale

Staff noted that the petitioner is requesting a thirty day deferral to address the remaining CDOT issue.

Vote

The Zoning Committee unanimously recommended deferral of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.