

**ZONING COMMITTEE
RECOMMENDATION**
June 28, 2006

Rezoning Petition No. 2006 - 53

Property Owner: Consolidated Realty Company/Eastern Federal Corporation/General Shopping Centers, Inc.

Petitioner: Manor House Investment Company, LLC

Location: Approximately 4.8 acres located at the intersection of Colony Road and Selwyn Avenue.

Request: B-1, neighborhood business and O-2, office to MUDD-O, mixed use development district optional.

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

Vote:

Yeas:	Carter, Cooksey, Farman, Howard, Ratcliffe, and Sheild
Nays:	None
Absent:	Hughes

Summary of Petition

This request proposes to rezone 4.8 acres to the MUDD-O district to allow the development of a mixed use project including 160 residential units at 33.3 dwelling units per acre and 72,000 square feet of commercial, office and restaurant uses.

Zoning Committee Discussion/Rationale

Mr. MacVean reviewed the petition and noted that all outstanding site plan issues have been addressed. The Committee discussed how this was a great redevelopment opportunity for this site.

Statement of Consistency

Commissioner Ratcliffe made a motion to find this petition consistent with adopted plan. Commissioner Howard seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Sheild and seconded by Carter, the Zoning Committee unanimously recommended approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee. Staff is requesting that a decision not be made on this request until a correct revised site plan is submitted.