

**ZONING COMMITTEE  
RECOMMENDATION  
June 28, 2006**

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**Rezoning Petition No. 2006-077**

**Property Owners:** Various

**Petitioner:** Modern Dwellings, LLC

**Location:** Approximately 3.6 acres located on the west side of Little Hope Road south of Marsh Road

**Request:** R-4, single family residential to UR-1 (CD), urban residential conditional

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

- The entrance will be divided so as to save an existing oak tree.
- A minimum of 10% of the site will be designated as tree save area.

**Vote:** Yeas: Carter, Cooksey, Farman, Howard, Ratcliffe and Sheild

Nays: None

Absent: Hughes

**Summary of Petition**

The site plan accompanying this petition shows 13 single-family lots, 2 lots for duplexes and a public and private road system. A new public road will provide future access to the Salvation Army property to the north. The plan shows 8-foot planting strips and 6-foot sidewalks on public streets and a 5-foot sidewalk on the private streets.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that all outstanding site plan issues had been resolved. The petitioner modified the site plan to include a divided entrance street to preserve an existing oak tree. In addition, the petitioner committed to provide 10% tree save area. The request is consistent with the adopted plans and was recommended for approval.

**Statement of Consistency**

Commissioner Carter made a motion to find this petition consistent with the General Development Policies and the Central District Plan. Commissioner Farman seconded the motion, which was approved unanimously.

**Vote**

**Upon a motion made by Howard and seconded by Ratcliffe, the Zoning Committee unanimously recommended approval of this petition as modified.**

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.