

**ZONING COMMITTEE
RECOMMENDATION
June 28, 2006**

Rezoning Petition No. 2006-083

Property Owner: Pfeiffer College and B&L Properties, Inc.

Petitioner: Pfeiffer University

Location: Approximately 6.2 acres on the east side of Park Road, south of Mockingbird Lane

Request: Change from O-1 (office) to MUDD(CD) (conditional mixed-use development district)

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

- A shared parking formula has been agreed upon.
- Building designs have been modified that protect existing trees and establish residential courtyards in the project.
- Vegetated buffers have been added to protect adjacent residences.

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

Summary of Petition

This petition seeks approval for a 60,000 square foot classroom/administration building for Pfeiffer College, a 60,000 square foot office building, and 75 condominium residential units.

Zoning Committee Discussion/Rationale

Several members congratulated the petitioners on a great looking project.

Statement of Consistency

Commissioner Carter made a motion to find this petition consistent with the South District Plan (1993). Commissioner Ratcliffe 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 as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.

