

**ZONING COMMITTEE
RECOMMENDATION
July 26, 2006**

Rezoning Petition No. 2006-100

Property Owner: Crosland-521 Commons, LLC; Frank & Paula Arey; 16147 Lancaster Highway, LLC

Petitioner: RE Investments c/o Steve Hopper

Location: Approximately 6.6 acres on the east side of US 521 (Lancaster Highway), south of Johnston Road

Request: Change from NS (neighborhood services) to BD(CD) (conditional distributive business) and NS site plan amendment

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

- All drainage swales have been removed from buffer areas.
- A grass swale has been added to treat the runoff from the asphalt area of the storage buildings.

Vote: Yeas: Carter, Cooksey, Loflin, Ratcliffe, Sheild, and Simmons

Nays: None

Absent: None

Summary of Petition

This petition seeks approval for 73,762 square feet of self-storage, up to 35,200 square feet of office, commercial, retail or restaurant space, and an additional 13,700 square feet of office space. The site is currently approved for up to 50,000 square feet of commercial/retail/restaurant uses and an additional 21,500 square feet of office space.

Zoning Committee Discussion/Rationale

Staff reviewed the modifications made to the petition. A member of the Committee asked if elevations of the storage buildings were part of the site. Staff projected the elevations that had been submitted as part of the site plan.

Consistency

Upon a motion by Mr. Sheild, seconded by Ms. Carter, the Zoning Committee found this proposal to be consistent with the South District Plan.

Vote

Upon a motion by Mr. Sheild, seconded by Ms. Carter, the Zoning Committee voted unanimously to recommend approval of this petition, with the above modifications.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.