

**ZONING COMMITTEE  
RECOMMENDATION  
November 29, 2006**

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**Rezoning Petition No. 2006-107**

**Property Owner:** Neighbors Restorations, LLC

**Petitioner:** Neighbors Restorations, LLC

**Location:** Approximately 1.43 acres on the southwest corner of S. Bruns Avenue and Sumter Avenue

**Request:** Change from R-8, mixed residential, to UR-2(CD), conditional urban residential

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

- The driveway from Bruns Avenue will be 10 feet from the property line and CDOT's request for additional right-of-way will be addressed.

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

Nays: None

Absent: None

**Summary of Petition**

This petition seeks approval for up to 25 townhomes, with a resulting density of 17.5 units per acre. The site plan accompanying this petition contains the following provisions:

- The units are 3 to 4 stories in height, with a maximum height of 40 feet.
- Several existing trees are to be preserved but no total tree save area is calculated.
- The exterior of the site not abutting a public street contains a minimum five-foot planting strip of shrubs.
- Pedestrian scale lighting will not exceed 15 feet in height and will not be attached to buildings.
- Storm water quantity and quality controls will be provided.
- Building elevations have been submitted as part of the site plan.

**Zoning Committee Discussion/Rationale**

Staff reviewed the petition. One Committee member asked if there was opposition to this petition. Staff responded that there had been concerns early in the process but were not aware of

any recent opposition. Another member noted that more of this type of development was needed in this area of the community.

### **Statement of Consistency**

Ms. Carter made a motion that the petition was consistent with the General Development Policies. The motion was seconded by Mr. Sheild and passed unanimously.

### **Vote**

**Upon a motion by Ms. Carter, seconded by Mr. Loflin, the Committee voted unanimously to recommend approval of this petition.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee