

**ZONING COMMITTEE
RECOMMENDATION
October 25, 2006**

Rezoning Petition No. 2006-108

Property Owner: Peter J. Jugis, Bishop of the Roman Catholic Diocese, NC

Petitioner: Centex Homes

Location: Approximately 78 acres east of Johnston Road, north of Community House Road and Endhaven Lane

Request: Change from R-3 (single family residential) to MX-2 Innovative (innovative mixed-use development)

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

- The petitioner has agreed to construct a greenway access trail from a public street within the development to a point under the Johnston Road bridge for future connection to the pedestrian bridge over to the main greenway trail.
- The proposed SWIM buffer mitigation is limited to only those homesites along the tributary from the south.
- The street configuration has been modified to make access from Johnston Road to Barrette Place less direct.
- A note has been added that if vehicular access to Barrette Place is not allowed through the subdivision process, a pedestrian/bike connection will be provided.
- An extension of the existing left turn lane on Community House Road when be undertaken by the petitioner.

Vote: Yeas: Carter, Cooksey, Loflin, Randolph, Ratcliffe, Shield and Simmons

Nays: None

Absent: None

Summary of Petition

This petition seeks approval for up to 429 townhomes/duplexes, at a resulting density is up to 5.5 units per acre.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and the modifications that had been offered by the petitioner. The Zoning Committee complimented the petitioner on working out the issues with the staff.

Statement of Consistency

Upon a motion by Ratcliffe, seconded by Simmons, the Zoning Committee voted unanimously to find this petition to be consistent with the General Development Policies and its approval to be reasonable and in the public interest.

Vote

Upon a motion by Ratcliffe, seconded by Randolph, the Zoning Committee voted unanimously to recommend approval of this petition based upon the modifications noted above.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.