

**ZONING COMMITTEE  
RECOMMENDATION  
October 25, 2006**

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**Rezoning Petition No. 2006-110**

**Property Owner:** Looby Construction LLC

**Petitioner:** Gary W. Looby

**Location:** Approximately .48 acres located on the southeast corner of Downs Avenue and Farley Avenue

**Request:** R-5, single-family residential to R-8 (CD), single-family conditional district

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

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

Nays: None

Absent: None

**Summary of Petition**

This petition proposes to rezone .48 acres from R-5 to R-8 (CD) to allow the construction of 3 single-family homes with an overall density of 6.25 units per acre.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted the outstanding site plan issues had been addressed. Staff recommended approval of the petition. A member of the Commission noted that the General Development Policies recommend up to 17 dwelling units per acre for the property and asked if that recommendation was only for this property or any property in the area. Mr. MacVean responded that the score applied to any property in the area; however, it did not mean that 17 units per acre would be appropriate. The current petition requested 3 units on .48 acres with an overall density of 6.25 units per acre.

**Statement of Consistency**

Upon a motion made by Ratcliffe and seconded by Sheild the Zoning Committee unanimously found this petition to be consistent with the General Development Policies and to be reasonable and in the public interest.

**Vote**

**Upon a motion made by Sheild and seconded by Randolph the Zoning Committee voted unanimously to recommend approval of this petition.**

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.