

**ZONING COMMITTEE
RECOMMENDATION
January 24, 2007**

Rezoning Petition No. 2006-141

Property Owner: Sharon E. King

Petitioner: Viscaya Randolph, LLC; Peter Schniepu

Location: Approximately 8.5 acres on the east side of Randolph Road between Shasta Lane and Wonderwood Drive

Request: Change from R-3 (single family residential) to UR-2(CD) (conditional urban residential)

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

Vote: Yeas: Carter, Chiu, Loflin, Randolph, Ratcliffe, Sheild, and Simmons
Nays: None
Absent: None

Summary of Petition

This petition seeks approval for up to 51 townhomes, with a resulting density of six units per acre.

Zoning Committee Discussion/Rationale

Staff reviewed the petition, noting that all issues had been resolved and that staff was supporting the petition. There was no discussion among the Zoning Committee.

Statement of Consistency

Upon a motion by Ratcliffe, seconded by Sheild, the Zoning Committee voted unanimously to find this petition to be consistent with the General Development Policies and 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.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.