

**ZONING COMMITTEE
RECOMMENDATION
December 27, 2006**

Rezoning Petition No. 2006-160

Property Owner: Heroldton Partners, LLC

Petitioner: Heroldton Partners, LLC

Location: Approximately 4.6 acres located on the west side of North Wendover Road and the east side of Wendwood Lane, north of Churchill Road.

Request: UR-2(CD), urban residential, conditional to UR-2(CD) S.P.A., urban residential, conditional, site plan amendment.

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

- The “existing” zoning petition number has been corrected.
- All CDOT issues have been addressed.

Vote:

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

Summary of Petition

The petition proposes a site plan amendment to Petition 2005-140, in order to reduce the total number of units from 41 to 22 residential town home units, for at an overall density of 4.78 dwelling units per acre and to reconfigure the layout of the units. The site plan also includes the following details:

- A maximum of two parking spaces per unit will be provided.
- The existing sidewalk along Wendover Road will remain, in order to preserve existing trees along Wendover Road.
- The 35-foot SWIM buffer will not be disturbed.
- Developer will employ an arborist to provide tree preservation that will be implemented during construction and post construction.
- Bicycle parking will be provided.
- 50-feet of right-of-way along North Wendover Road will be dedicated and conveyed to CDOT.
- Sixty percent of the exterior veneer of completed structures will consist of masonry.
- Pedestrian-scale lighting will be provided along all interior private streets.

Zoning Committee Discussion/Rationale

Mr. MacVean reviewed the petition and noted that this request would result in a reduction in the number of units allowed from 41 to 22 while allowing some units closer to the southern property line. The Zoning Committee asked the petitioner if these units would be backing up to the front of the units on the adjacent multi-family development. The petitioner stated that they would actually back up to the sides of the adjacent units.

Statement of Consistency

Upon a motion made by Simmons and seconded by Loflin the Zoning Committee unanimously found this petition to be consistent with the South District Plan 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 with the noted modifications.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.