

**ZONING COMMITTEE
RECOMMENDATION
July 25, 2007**

Rezoning Petition No. 2007-031

Property Owner: Blanche W. Hunter, Shirley H. Hines and Mary H. Wilkinson, Betty Overcash Hunter and Brent K. Roland

Petitioner: Tribek Properties

Location: Approximately 4.40 acres located on the northeast corner of W. Sugar Creek Road and Mineral Springs Road.

Request: R-17 MF, multi-family residential to NS, neighborhood services

Action: The Zoning Committee voted unanimously to **DEFER** this petition for two months.

Vote:

Yeas:	Howard, Johnson, Lipton, Loflin, and Rosenburgh,
Recused:	Randolph
Nays:	None
Absent:	Sheild

Summary of Petition

The site plan associated with this petition includes the exclusion of 26 uses that are normally permitted within the NS district. The maximum square footage is limited to 25,000 and may be located within two buildings. One access will be located on W. Sugar Creek Road and two on Mineral Springs Road. A gated access for the adjoining church will be located in the northeast corner of the site.

Zoning Committee Discussion/Rationale

Tammie Keplinger noted that the staff is requesting a deferral of the petition as staff has not received a revised site plan and there are outstanding CDOT issues. If deferred the petitioner's attorney has requested that the petition be on the proposed September 4, 2007 special meeting agenda. This would allow the petition to move forward to the City Council decision agenda on September 17, 2007.

Vote

Upon a motion made by Loflin and seconded by Rosenburgh the Zoning Committee voted unanimously to defer this petition until September 26, 2007. (Note: The Zoning Committee did not vote to hold a special meeting on September 4, 2007)