

**ZONING COMMITTEE
RECOMMENDATION
July 25, 2007**

Rezoning Petition No. 2007-055

Property Owner: Mariam A. Ghazi

Petitioner: The Ghazi Company

Location: Approximately 1.8 acres on the west side of Providence Road between East Barden Road and Jefferson Drive

Center, Corridor, or Wedge: Wedge

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

Action: The Zoning Committee voted to recommend a **ONE-MONTH DEFERRAL** of this petition.

Vote:

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

Summary of Petition

This petition seeks approval for up to 79,279 square feet of residential floor area based on a zoning district floor area ratio maximum of 1.0. The site plan illustrates 18 units, which would result in a density of 9.9 units per acre. A petition for 15 townhomes (8.2 dwelling units per acre) on this site was denied in 1997.

Zoning Committee Discussion/Rationale

The staff and petitioner agreed that a deferral was needed on this petition. There are several site plan issues and the entire site plan needs to be turned over since NCDOT will not approve the proposed driveway connection. Staff has not received a revised site plan.

Vote

Upon a motion made by Commissioner Rosenburgh and seconded by Commissioner Johnson the Zoning Committee voted unanimously to recommend a one-month DEFERRAL of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.