

**ZONING COMMITTEE  
RECOMMENDATION  
May 30, 2007**

---

**Rezoning Petition No. 2007-66**

**Property Owner:** Dickerson Realty Corp.

**Petitioner:** Dickerson Realty Corp.

**Location:** Approximately 1.73 acres located in a wedge area on the north side of Mallard Creek Church Road between David Taylor Road and Claude Freeman Drive

**Center, Corridor, Or Wedge** Wedge

**Request:** O-1(CD), conditional office district, to NS, neighborhood services district

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

- Parking standards have been added to the plan.
- A stub and cross-access easement will be executed that provides for future connectivity with the office site at the rear of the property.

**Vote:** Yeas: Carter, Chiu, Loflin, Randolph, Ratcliffe, and Simmons

Nays: None

Absent: Sheild

**Summary of Petition**

This petition seeks approval to revise an approved plan for 20,000 square feet of office uses by reducing the square footage to 18,000 square feet but allowing up to 33% of the square footage to be used for retail and restaurant uses. The remainder may be for general office or medical office uses.

**Zoning Committee Discussion/Rationale**

Staff noted that the only outstanding issue with this petition is the need for a cross-access easement to the office site at the rear of the petitioned site. The petitioner's representative stated that they would provide a note that met the intent of CDOT's request.

**Statement of Consistency**

Upon a motion by Commissioner Carter, seconded by Commissioner Randolph, the Zoning Committee found the proposal to be inconsistent with the adopted Northeast Area Plan but to be reasonable and in the public interest.

**Vote**

**Upon a motion by Commissioner Simmons, seconded by Commissioner Randolph, the Zoning Committee voted unanimously to recommend approval of the petitioned as modified above.**

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.