

**ZONING COMMITTEE
RECOMMENDATION
July 25, 2007**

Rezoning Petition No. 2007-096

Property Owners: Numerous

Petitioner: Rhein-Medall Communities

Location: Approximately 10.4 acres on the south side of Crosshaven Drive, east of Snug Harbor Road in the Palisades subdivision.

Center, Corridor, or Wedge: Wedge

Request: MX-3 (LLWCA), mixed-use in the Lower Lake Wiley watershed, and R-5 (LLWCA), single family residential in the Lower Lake Wiley watershed, to MX-1 (LLWCA), mixed residential in the Lower Lake Wiley watershed

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

Vote: Yeas: Howard, Johnson, Lipton, Loflin, Randolph, and Rosenburgh

Nays: None

Absent: Sheild

Summary of Petition

This petition seeks to rezone an area to a district that allows private streets so that access can be provided to several existing lots on Lake Wiley. The proposed density is 1.3 homes per acre.

Zoning Committee Discussion/Rationale

Staff noted that there were no outstanding issues associated with this petition. There was no discussion among the Zoning Committee members.

Statement of Consistency

Upon a motion made by Commissioner Loflin and seconded by Commissioner Randolph, the Zoning Committee unanimously found this petition to be consistent with the Southwest District Plan and to be reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Loflin and seconded by Commissioner Randolph, the Zoning Committee voted unanimously to recommend APPROVAL of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.