

**ZONING COMMITTEE
RECOMMENDATION
January 30, 2008**

Rezoning Petition No. 2007-108

Property Owner: Jean M. Harkey

Petitioner: Jean M. Harkey

Location: Approximately 1.31 acres on the east side of Rea Road, east of Colony Road

Center, Corridor or Wedge: Wedge

Request: B-1(CD), conditional neighborhood business, to R-8MF (CD), conditional multi-family residential

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

- The driveway is now standard width over its entire length.
- Pedestrian lighting has been included.
- The fire truck turnaround has been reconfigured to save trees.
- A six-foot sidewalk has been added along Rea Road.
- A note has been added that private open space may not be part of the provided buffers.

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

Nays: None

Absent: Johnson

Recused: None

Summary of Petition

This petition seeks approval for up to 10 multi-family residential units on 1.31 acres, resulting in a density of 7.6 units per acre. This is consistent with the density recommended by the General Development Policies.

Zoning Committee Discussion/Rationale

Staff reviewed the latest changes to the site plan and noted that the detention and water quality improvements might not be triggered if the disturbed areas were kept to a minimum. A Committee member asked if staff was now comfortable with the fire truck turnaround and the elevations of the part of the building the turnaround passed under. Staff responded that they were comfortable with both. Another Committee member noted that this was an example of how the GDPs could produce a nice end product.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Loflin the Zoning Committee unanimously found this petition to be consistent with the *General Development Policies* (GDPs) and to be reasonable and in the public interest.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.