

**ZONING COMMITTEE
RECOMMENDATION
January 30, 2008**

Rezoning Petition No. 2007-129

Property Owner: Robert T. Drakeford

Petitioner: Robert T. Drakeford

Location: Approximately 0.42 acres located on the southwest corner of Auten Street and Duckworth Avenue.

Center, Corridor or Wedge: Wedge

Request: R-8, single family residential to UR-1(CD), conditional urban residential

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

- The number of homes has been reduced from five to four.
- The proposed district has been changed from UR-2(CD) to UR-1(CD).
- Tree save areas have been identified.
- Building separations have increased to 10 feet.

Vote:

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

Summary of Petition

This petition seeks to allow up to four single family detached homes in an urban environment, resulting in an overall density of 9.5 dwellings per acre. Adopted plans support the current zoning that allows up to eight units per acre.

Zoning Committee Discussion/Rationale

Staff advised the Committee of the petitioner's agreement to modify the requested zoning district to UR-1(CD). A Committee asked for confirmation of the earlier rezoning of the old "chapel" just south of the site and staff confirmed that that site was immediately south of the petitioned site.

Statement of Consistency

Upon a motion made by Commissioner Rosenburgh and seconded by Commissioner Sheild the Zoning Committee unanimously found this petition to be inconsistent with the *Central District Plan* but to be reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Lipton and seconded by Commissioner Rosenburgh the Zoning Committee voted unanimously to recommend approval of this petition as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.