

**ZONING COMMITTEE  
RECOMMENDATION  
January 30, 2008**

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**Rezoning Petition No. 2008-006**

**Property Owner:** Galleria Partners I, LLC

**Petitioner:** Galleria Partners I, LLC

**Location:** Approximately 1.96 acres located on the northwest corner of Galleria Boulevard and Galleria Club Lane

**Center, Corridor, or Wedge:** Corridor

**Request:** CC, commercial center to UR-2 (CD), urban residential conditional district

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

- A five-foot sidewalk will be constructed connecting the western side of the building to the common property line with the adjacent shopping center.
- The four-foot sidewalk that runs between the building and the parking will be extended to connect to Galleria Boulevard on the northern side of the building. This sidewalk as well as the one on the southern side of the building will be increased to 5-feet in width.
- 5-foot sidewalks will be added from each unit to the public street.

**Vote:**

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

**Summary of Petition**

The purpose of this rezoning is to allow the development of Phase II of the Galleria Village Apartments. The request is for a three-story building with 48 apartments at a density of 24.48 units per acre.

### **Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that the petitioner had addressed all outstanding site plan comments including the construction of a five-foot sidewalk connecting the western side of the building to the common property line with the adjacent shopping center. Mr. MacVean stated that the request is consistent with the East District Plan and staff recommended approval.

### **Statement of Consistency**

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

### **Vote**

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

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.

It came to the staff's attention after the Zoning Committee Meeting that the notes requested by Storm Water Services regarding water quality treatment have not been added to the conditional plan. Staff has contacted the petitioner to request that he add the requested notes to the plan.