

**ZONING COMMITTEE
RECOMMENDATION
January 30, 2008**

Rezoning Petition No. 2008-017

Property Owner: Adanac Developments, Inc.

Petitioner: Steve McKirdy

Location: Approximately 59.22 acres located on the south side of Freedom Drive between Allenbrook Drive and Toddville Road.

Center, Corridor, or Wedge: Wedge

Request: MX-2 (LLWPA) SPA, mixed-use site plan amendment within the Lower Lake Wylie Protected Area

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

- The following language will be added under note 7 (Water Quality Protection measures) on page 2:

Determination of density of development (low/high) will be determined subsequent to the rezoning and calculated according to standard practices as determined during plan review.

Vote:

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

Summary of Petition

This petition proposed to move the previously approved owner occupied units to the north and to request innovative provisions for yard requirements, building separation and parking. In addition, the petition proposes to reduce the number of single-family lots from 84 to 77 and to reduce the number of attached units from 390 to 374.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that the outstanding site plan issues had been resolved. The site will comply with the high-density watershed buffer. There is a possibility that the petition can use the low-density option on the southern side of the creek and the high-density option on the northern side of the creek. This will be worked out with Storm Water Services and Land Development in the permitting process.

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 Northwest District Plan and 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 as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.