

**ZONING COMMITTEE
RECOMMENDATION
February 27, 2008**

Rezoning Petition No. 2008-22

Property Owner: Lola Ross

Petitioner: Centex Homes

Location: Approximately 31.02 acres located on the northwest corner of Tyvola Centre Drive and West Tyvola Road.

Center, Corridor, or Wedge: Wedge

Request: BP(CD), business park conditional district to BP(CD), SPA, business park conditional district site plan amendment and MX-2(INNOV), mixed use district innovative

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

Vote:

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

Summary of Petition

This request would allow a maximum of 195 attached or detached for sale residential units on 28.13 acres at an overall site density of 6.93 dwelling units to the acre. The request also proposes to amend an existing BP(CD) site plan adjoining the multi-family proposal to show the required 100-foot project edge for the business park development.

Zoning Committee Discussion/Rationale

Mr. Manes summarized the request and noted that it is consistent with the *General Development Policies* location and design guidelines assessment criteria which recommend a density of up to eight dwelling units to the acre at this location. It was also noted that there are no outstanding site plan issues and that Staff is recommending approval.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Johnson the Zoning Committee unanimously found this petition to be consistent with the *General Development Policies* and 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.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.