

**ZONING COMMITTEE
RECOMMENDATION
February 27, 2008**

Rezoning Petition No. 2008-26

Property Owner: Tetrad Development, LLC / Neighbors Restorations, LLC

Petitioner: Tetrad Development, LLC / Neighbors Restorations, LLC

Location: Approximately 2.1 acres on the south side of Bruns Avenue

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

Request: R-8, mixed residential district, to UR-2(CD), conditional urban residential

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

- A pedestrian access point will be provided to the open space associated with the elementary school to the south and west of the petitioned site.

Vote:

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

Summary of Petition

This petition is phase two of an earlier development approved through rezoning Petition No. 2006-107. This phase consists of 29 townhomes, with a resulting density of 13.8 units per acre.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and noted the modification described above, which the school system had approved. Staff explained that all site plan issues had been resolved and that staff was recommending approval of the petition. There was no discussion among the Zoning Committee members.

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 *Central District Plan* and the *General Development Policies* and to be 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.