

**ZONING COMMITTEE
RECOMMENDATION
May 24, 2006**

Rezoning Petition No. 2006-054

Property Owner: Wesley Village LLC

Petitioner: Neighboring Concepts

Location: Approximately 21 acres located north of the intersection of Freedom Drive and Thrift Road

Request: I-2, general industrial to MUDD (CD), mixed use development district, conditional

Action: The Zoning Committee voted unanimously to recommend a **deferral of this petition until a Special Meeting on June 5, 2006 at 2:00 pm.**

Vote:

Yeas:	Carter, Cooksey, Howard, Hughes, and Ratcliffe (Commissioner Sheild was excused due to a conflict of interest)
Nays:	None
Absent:	Farman

Summary of Petition

This petition proposes to rezone approximately 21 acres from I-2, general industrial to MUDD (CD). The requested rezoning will allow the development of residential uses and a small office component. The conditions associated with the site plan are as follows:

- 500 dwelling units at 23.8 dwelling units per acre and 20,000 square feet of office
- Access via a new public road from Thrift Road
- Detached lighting will not exceed 20-feet and will be “aimed” into the site.
- A clubhouse and pool area are provided with a trail along Stewart Creek.
- The buildings along Thrift Road and the northern property line are to be four stories with parking underneath. Three story townhouses are proposed in the southeast quadrant of the property.

Zoning Committee Discussion/Rationale

Keith MacVean noted that staff is requesting a deferral of this petition to resolve outstanding site plan issues.

Upon a motion made by Diane Carter and seconded by David Howard, the Zoning Committee unanimously recommended deferral of this petition until a special meeting on June 5, 2006 at 2:00 pm.