

**ZONING COMMITTEE
RECOMMENDATION
May 24, 2006**

Rezoning Petition No. 2006-65

Property Owner: Sarah Malinda Wallace

Petitioner: Sarah Malinda Wallace

Location: Approximately 2.7 acres west of the intersection of Carmel Road and Shadowlake Drive

Request: Change from R-3 (single family residential up to three homes per acre) to R-8(CD)(conditional residential up to eight homes per acre)

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

- A 17.5% tree save area has been preserved.
- Pedestrian scale lighting will be installed.
- Elevations have been included on the site plan.
- A twenty-foot separation will be provided between the sidewalk and garages.

Vote: Yeas: Carter, Cooksey, Howard, Hughes, Ratcliffe, and Sheild

Nays: None

Absent: Farman

Summary of Petition

This petition seeks approval for eight single family attached homes in the form of four duplexes. The overall density is 3.0 homes per acre.

Zoning Committee Discussion/Rationale

Staff noted that this petition was consistent with adopted land use plans and the General Development Policies and that all site plan issues had been resolved.

Statement of Consistency

Commissioner Sheild moved that this petition was consistent with adopted plans and policies. The motion was seconded by Commissioner Carter and passed unanimously.

Vote

Upon a motion by Mr. Cooksey, seconded by Ms. Carter, the Committee voted unanimously to recommend approval of this petition, as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.