

**ZONING COMMITTEE
RECOMMENDATION
May 24, 2006**

Rezoning Petition No. 2006-69

Property Owner: Alice Charles, Melanie & J. Richard Rountree, Janet Boone, and J. Anthony & Suzanne Bond

Petitioner: Fairhills Development Group, LLC.

Location: Approximately 5.2 acres on the west side of Park South Drive, south of Woodbine Lane

Request: Change from R-3 (single family residential at three homes per acre) to UR-1(CD) (conditional urban residential)

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

- Right-of-way totaling 38.5 feet from the centerline of Park South Drive will be dedicated and conveyed to the City, while excess right-of-way along Woodbine Lane may be petitioned for abandonment.
- An evergreen hedge consisting of a single row of vegetation will be installed along the western boundary of the site. A similar screen will be installed along the boundaries with tax parcels 171-256-15 and 171-256-16.
- Tree save areas totaling 11% of the site will be preserved.
- Additional development standards are contained in a letter from the petitioner's agent dated May 11, 2006.

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

 Nays: None

 Absent: Farman

Summary of Petition

This petition seeks approval for up to 20 single family detached homes on 5.2 acres, resulting in an overall density of 3.9 homes per acre.

Zoning Committee Discussion/Rationale

Staff noted that with modifications to the site plan it now met the residential design guidelines and was appropriate for approval. The homes with reverse frontage to Park South Drive would appear to face Park South Drive. A Committee member applauded the petitioner for innovative water quality best management practices being incorporated into the site. Staff cautioned the Committee that these measures would not meet the minimum federal standards associated with an NPDES Phase II permit if it were required today. Another Committee member responded that neither the federal nor local "Post Construction" regulations were in effect and the developer was doing more than was currently required.

Statement of Consistency

Commissioner Sheild moved to find this petition consistent with adopted plans and policies. Commissioner Howard seconded the motion, which then passed unanimously.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.