

**ZONING COMMITTEE  
RECOMMENDATION  
June 28, 2006**

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**Rezoning Petition No. 2006-076**

**Property Owner:** Christina K. Skiouris, Dean Kokenes, Alex Kokenes, Warren N. Ferguson

**Petitioner:** LandMark Llewellyn Holdings LLC

**Location:** Between I-485 and McKee Road across from Kuykendall Road

**Request:** R-3 (Single Family Residential) to MX-2 (Innovative) for the development of 78 townhomes.

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

**Vote:**    Yeas:               Carter, Cooksey, Farman, Howard, Ratcliffe and Sheild

              Nays:               None

              Absent:            Hughes

**Summary of Petition**

The development would include 78 townhomes with an amenity area including a pool. The site plan accompanying this petition indicates the following:

- A specific street light plan is proposed including acorn fixtures and shoebox fixtures. No direct light will extend past the boundaries of the development.
- Petitioner will dedicate necessary utility easements and right-of-way along McKee Road.
- A 150 feet left turn lane will be installed on McKee Road at the entrance of the development.
- Buffers will be provided next to adjacent land uses in accordance with Ordinance requirements.
- Stub streets are provided to adjacent parcels.
- Stormwater management will be provided per Stormwater Services recommendations.
- A 6 feet sidewalk and 8 feet planting strip will be planted along McKee Road.
- 17.5% of the site will be reserved for tree save areas. Trees along McKee Road, I-485 and in the buffers will be preserved.
- Architectural renderings have been incorporated into the standards. 50% of the front elevation will consist of masonry materials.

### **Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that the outstanding site plan issues had been addressed. The petitioner has agreed to set aside 17.5% of the site for tree preservation. The request meets the GDPs and was recommended for approval.

### **Statement of Consistency**

Commissioner Howard made a motion to find this petition consistent with the General Development Policies. Commissioner Carter seconded the motion, which was approved unanimously.

### **Vote**

**Upon a motion made by Carter and seconded by Ratcliffe, the Zoning Committee unanimously recommended approval of this petition.**

### **Staff Opinion**

Staff concurs with the Zoning Committee recommendation.