

**ZONING COMMITTEE
RECOMMENDATION
June 28, 2006**

Rezoning Petition No. 2006-077

Property Owners:	Various
Petitioner:	Modern Dwellings, LLC
Location:	Approximately 3.6 acres located on the west side of Little Hope Road south of Marsh Road
Request:	R-4, single family residential to UR-1 (CD), urban residential conditional
Action:	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ul style="list-style-type: none">• The entrance will be divided so as to save an existing oak tree.• A minimum of 10% of the site will be designated as tree save area.
Vote:	Yeas: Carter, Cooksey, Farman, Howard, Ratcliffe and Sheild
	Nays: None
	Absent: Hughes

Summary of Petition

The site plan accompanying this petition shows 13 single-family lots, 2 lots for duplexes and a public and private road system. A new public road will provide future access to the Salvation Army property to the north. The plan shows 8-foot planting strips and 6-foot sidewalks on public streets and a 5-foot sidewalk on the private streets.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that all outstanding site plan issues had been resolved. The petitioner modified the site plan to include a divided entrance street to preserve an existing oak tree. In addition, the petitioner committed to provide 10% tree save area. The request is consistent with the adopted plans and was recommended for approval.

Statement of Consistency

Commissioner Carter made a motion to find this petition consistent with the General Development Policies and the Central District Plan. Commissioner Farman seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Howard and seconded by Ratcliffe, the Zoning Committee unanimously recommended approval of this petition as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.