

**ZONING COMMITTEE
RECOMMENDATION
March 28, 2007**

Rezoning Petition No. 2006-136

Property Owner: Richard Wynn

Petitioner: Richard Wynn

Location: Approximately 3.8 acres located on Coatbridge Lane south of McLaughlin Drive

Request: R-3, single family residential to R-8 (CD), single-family residential conditional district

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

- A solid fence has been added at the rear of the homes on the east side of Coatbridge Lane.
- A tree save area larger than minimum ordinance requirements has been preserved.
- The existing cul-de-sac will be removed and curb and gutter re-installed.

Vote: Yeas: Chiu, Loflin, Randolph, Ratcliffe, and Simmons

Nays: None

Absent: Carter and Sheild

Summary of Petition

This petition proposes to rezone approximately 3.8 acres to allow the development of 16 single-family lots, resulting in a residential density of 4.2 dwelling units per acre.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that the above modifications have satisfied staff's concerns. The proposed density is close enough to that recommended by the GDPs that staff is not concerned. Staff now supports the petition.

Statement of Consistency

Mr. Ratcliffe moved to find the petition to be consistent with General Development Policies and to be reasonable and in the public interest. Mr. Loflin seconded the motion, which passed unanimously.

Vote

Upon a motion made by Mr. Loflin and seconded by Mr. Simmons the Zoning Committee voted unanimously to recommend approval of this petition as modified.

Staff Opinion

Staff agrees with the Zoning Committee's recommendation.