

**ZONING COMMITTEE
RECOMMENDATION
April 25, 2007**

Rezoning Petition No. 2007-34

Property Owner: Fat Cat Properties, Inc.

Petitioner: Simonini Builders

Location: Approximately 0.81 acre on the northwest corner of Park South Drive and Old Reid Road

Center, Corridor, Or Wedge Wedge

Request: R-3, single family residential, to R-5(CD), conditional single family residential

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

- The number of lots has been reduced to three.
- A note has been added that limits the garages to 20 feet in height.
- A five-foot sidewalk behind an eight-foot planting strip will be provided along the public streets.

Vote: Yeas: Carter, Chiu, Randolph, Ratcliffe, Sheild, and Simmons

Nays: None

Absent: Loflin

Summary of Petition

This petition seeks approval to convert two single family lots to three single family homes. This results in a density of 3.7 homes per acre. There is a 13.1% tree save.

Zoning Committee Discussion/Rationale

Staff described the modifications that had been made since the public hearing and noted that all of staff's issues had been addressed.

Statement of Consistency

Upon a motion made by Commissioner Carter and seconded by Commissioner Sheild the Zoning Committee unanimously found this petition to be consistent with the South District Plan and to be reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Sheild and seconded by Commissioner Simmons the Zoning Committee voted unanimously to recommend approval of this petition with the noted modifications.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.