

**ZONING COMMITTEE
RECOMMENDATION
April 25, 2007**

Rezoning Petition No. 2007 - 42

Property Owner: Elite Property Design, Inc.

Petitioner: Elite Property Design, Inc.

Location: Approximately 0.37 acres located on the west side of North McDowell Street, north of E. 37th Street

Center, Corridor or Wedge: Wedge

Request: I-2, general industrial to R-6, single-family residential

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

Vote:

Yeas:	Carter, Cooksey, Randolph, Ratcliffe, Sheild and Simmons
Nays:	None
Absent:	Loflin

Summary of Petition

This petition would rezone a vacant 0.37 acre parcel from I-2 to R-6 for the creation of two single-family lots.

Zoning Committee Discussion/Rationale

Mr. MacVean reviewed the petition for the Zoning Committee. There was a question as to why staff was not requesting a conditional site plan. Mr. MacVean explained that given the small scale of the request there was no compelling reason to ask for a conditional plan.

The Zoning Committee asked about the nature of the public streets surrounding the property. Mr. MacVean explained that while there is right-of-way for North Alexander Street to the north of the subject property, the street has never been constructed.

An inquiry was made about the basis for the protest petition that was filed. Staff explained that the neighbors preferred any rezoning of the property be to R-5 instead of R-6 to be consistent with the surrounding zoning.

Statement of Consistency

Upon a motion made by Commissioner Ratcliffe and seconded by Commissioner Sheild the Zoning Committee unanimously found this petition to be inconsistent with adopted plans, but 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.