

**ZONING COMMITTEE
RECOMMENDATION
April 25, 2007**

Rezoning Petition No. 2007-43

Property Owner: Jo Ellen Hall/ John Edwin Jones/ JMW Investments, LLC

Petitioner: Bo Buchanan

Location: Approximately 16 acres on the east side of Lancaster Highway (US521), north of Ardrey Kell Road

Center, Corridor, or Wedge: Wedge

Request: R-3, single family residential, to UR-2(CD), conditional urban residential

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

- An additional public street has been stubbed out to the north property line.
- Specific 10% tree save areas have been identified.
- A commitment has been made to construct specific open space amenities.
- The height limit on pedestrian scale lighting has been lowered from 30 feet to 12-15 feet.
- Permitted uses have been limited to planned multi-family residential and its accessory uses.

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

Nays: None

Absent: Loflin

Summary of Petition

This petition seeks approval for 220 multi-family rental units on 16 acres, with a resulting density of 13.8 units per acre.

Zoning Committee Discussion/Rationale

Staff reviewed the modifications to the petition. There was no discussion.

Statement of Consistency

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

Vote

Upon a motion made by Commissioner Sheild and seconded by Commissioner Carter 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