

**ZONING COMMITTEE  
RECOMMENDATION  
July 21, 2008**

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**Rezoning Petition No. 2008-109**

**Property Owner:** Thomas A. and Anne Guarino

**Petitioner:** Colony Investors, LLC c/o Mr. John Stopher

**Location:** Approximately 2.3 acres on the east side of Colony Road between Rea Road and Stonecroft Park Drive

**Center, Corridor, or Wedge:** Wedge

**Request:** R-3, single family residential, to MUDD(CD), conditional mixed-use development district

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

The existing driveway will be removed and the area within the proposed buffer will be planted as noted on the site plan.  
A utility corridor to Colony Road may be disturbed.  
An easement for the existing retaining wall will be granted to an owner east of the site.

**Vote:**      Yeas:                  Allen, Griffith, Howard, Lipton, Randolph, and Rosenburgh

Nays:                        None

Absent:                     Johnson

**Summary of Petition**

This petition seeks approval for 30,000 square feet of medical and general office space in a two-story building. Adequate parking is provided.

**Zoning Committee Discussion/Rationale**

Staff reviewed the petition, noting the modifications noted above and that staff was supporting the petition.

**Statement of Consistency**

Upon a motion made by Commissioner Randolph and seconded by Commissioner Lipton the Zoning Committee unanimously found this petition to be consistent with the *South District Plan* (1993) and to be reasonable and in the public interest.

**Vote**

**Upon a motion made by Commissioner Randolph and seconded by Commissioner Lipton the Zoning Committee voted unanimously to recommend APPROVAL of this petition as modified above.**

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.