

**ZONING COMMITTEE
RECOMMENDATION
March 26, 2008**

Rezoning Petition No. 2008-044

Property Owner: Harris Woods Land Investors, L.P.

Petitioner: Cambridge Properties, Inc.

Location: Approximately 12.4 acres located on the southwest corner of Davis Lake Parkway and Harris Woods Boulevard.

Center, Corridor, or Wedge: Wedge

Request: O-1 (CD), office, conditional district, to MX-2 Innovative, mixed use, innovative.

Action: The Zoning Committee voted unanimously to recommend **DEFERRAL** of this petition for 30 days.

Vote:

Yeas:	Howard, Lipton, Loflin, Randolph, Rosenburgh, and Sheild
Nays:	None
Absent:	Johnson

Summary of Petition

This proposal is to rezone approximately 12.40 acres located on the southwest corner of Davis Lake Parkway and Harris Woods Boulevard from O-1(CD) to MX-2 Innovative to increase the number of residential buildings allowed. The increase in the number of buildings results in a decrease in the number of units from the previous site plan with 154 apartments to 92 resulting in a decrease in density from 12 dwelling units per acre (dua) to 7.43 dua.

Zoning Committee Discussion/Rationale

Mr. Tom Drake summarized the rezoning request and noted that there are still a number outstanding issues. The petitioner has agreed to defer this petition for 30 days.

Vote

Upon a motion made by Commissioner Lipton and seconded by Commissioner Rosenburgh the Zoning Committee voted unanimously to recommend deferral of this petition for 30 days.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.