

**ZONING COMMITTEE
RECOMMENDATION
July 30, 2008**

Rezoning Petition No. 2008-064

Property Owner:	Chad Frazier, Porter Tiller, and Mark Palmquist
Petitioner:	Chad Frazier
Location:	Approximately 1.40 acres located on the west side of Frazier Avenue between W. 5 th and Martin Streets.
Center, Corridor, or Wedge:	Wedge
Request:	R-5, single family residential to UR-1(CD), urban residential, conditional district
Action:	<p>The Zoning Committee voted to APPROVE this petition with the following modifications:</p> <ul style="list-style-type: none">• The petitioner has added <i>Rezoning Petition 2008-064</i> on the site plan.• The petitioner has revised the site plan to show only one (1) driveway proposed for Parcel ID 07819405.• The petitioner has revised the first site plan sheet to show existing driveways in the immediate vicinity.• The petitioner has added site distance triangles to the site plan.• The petitioner has added a note indicating intent to comply with the adopted post construction controls ordinance.
Vote:	Yeas: Allen, Griffith, Howard, and Randolph
	Nays: Lipton
	Absent: Johnson and Rosenburgh

Summary of Petition

The purpose of the request is to allow redevelopment of the parcels and reduced setbacks. The site plan accompanying the petition proposes the construction of six single family structures. The rezoning area consists of four lots. One of the lots is undeveloped; one lot is vacant resulting from the destruction of a single family home due to fire. The other two parcels are developed with single-family homes.

The *West End Land Use and Pedscape Plan* (2005) is the adopted plan applicable to this petition, which recommends single family land uses at five dwelling units per acre. The proposal is consistent with the adopted policy plan.

Zoning Committee Discussion/Rationale

Tammie Keplinger presented this item to the Zoning Committee, noting outstanding items that had been addressed. The Committee questioned the location of one of the proposed swimming pools.

Commissioners Howard and Lipton expressed concerns as to if this type of development is appropriate for the future direction of this neighborhood.

Statement of Consistency

Upon a motion made by Commissioner Lipton and seconded by Commissioner Randolph, the Zoning Committee unanimously found this petition to be consistent with the *West End Land Use and Pedscape Plan* and to be reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Randolph and seconded by Commissioner Griffith, the Zoning Committee voted 4-1 to recommend approval of this petition with the noted modifications.

Minority Opinion

The minority of the Zoning Committee felt that the proposed development was not appropriate for the future direction of the surrounding neighborhood.

Staff Opinion

Staff agrees with the decision of the Zoning Committee to approve the request.