

**ZONING COMMITTEE
RECOMMENDATION
May 28, 2008**

Rezoning Petition No. 2008-071

Property Owner: TDC Morningside

Petitioner: The Drakeford Company

Location: Approximately 0.64 acres located on the south side of McClintock Road between The Plaza and Nandina Street

Center, Corridor, or Wedge: Corridor

Request: B-2(PED), general business, pedestrian overlay district to B-2(PED-O), general business, pedestrian overlay district optional

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modification:

- The petitioner has corrected the dwelling units per acre to read 37.5.

Vote: Yeas: Howard, Johnson, Lipton, Loflin, Randolph, Rosenburgh, and Sheild

Nays: None

Absent: None

Summary of Petition

This request would allow an option to the approved *Plaza-Central Pedscape Plan* for an eight-foot planting strip with an eight-foot sidewalk in lieu of a 16-foot sidewalk with trees in curbed planters. A residential project with 24 dwelling units is presently under construction on this site.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and stated that all site plan issues have been addressed. The petition is consistent with the *Plaza-Central Pedscape Plan*.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Johnson the Zoning Committee unanimously found this petition to be consistent with the *Plaza-Central Pedscape Plan* and reasonable and in the public interest.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.