



concerns about the existing traffic on Settlement Drive and flooding episodes along the shoreline of the reservoir. The Planning and Zoning Commission voted 4-1 to recommend approval of the original zoning at their meeting on October 5, 2016. The dissenting vote, Commissioner Hollis Bone, was concerned about the compatibility of the proposed development relative to density with the existing neighborhood.

A petition opposing the zoning was received from surrounding area property owners. In order to require a favorable vote of six Council members for zoning approval, the Code states that the petition must be signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the rezoning site and extending 200 feet from it. The petition is signed by the owners of only approximately 13 percent of the area, therefore a favorable vote of six Council members is not required. A total of 107 owner signatures were received, of which 14 are within 200 feet of the site.

Staff recommends approval.