

**JULY 15, 2014 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 1**

**ITEM OB-39            CONTINUED BY STAFF**

**PURPOSE**

To consider a site plan amendment for Patrick Malloy Communities regarding rezoning application Z-167 of 2005 (Cousins Real Estate Corporation), for property located on the east side of Lost Mountain Road, south of Dallas Highway in Land Lots 84, 137, 138, 139 and 159 of the 19<sup>th</sup> District.

**BACKGROUND**

The subject property was zoned Conservation Subdivision (CS) in 2006 for a subdivision subject to many zoning stipulations. The property was zoned site plan specific as a result of a settlement of litigation. The applicant purchased this property in May of this year and needs to amend the site plan in order to move forward with their development proposal. The lots and roadways are generally where they were approved, but have been slightly refined. The amenity area was approved along Lost Mountain Road on the 2006 plan. The amenity area is proposed to be moved adjacent to the southeast corner of Lost Mountain Park, which would give better connectivity to the park. The applicant is proposing the same number of lots, the same setbacks, and approximately 1.3 acres more open space. If approved, all previous zoning stipulations should remain in effect.

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the site plan amendment.

**ATTACHMENTS**

Other Business application, zoning stipulations and proposed site plan.