

**ZONING COMMITTEE
RECOMMENDATION
September 26, 2007**

Rezoning Petition No. 2007-099

Property Owner: Cole-Newman Investments, LLC, Valerie and David Matthews and Betsy Bullard

Petitioner: Boulevard Centro

Location: Approximately 1.10 acres located on the northwest corner of Euclid Avenue and East Tremont Avenue

Center, Corridor or Wedge: Corridor

Request: B-1(HD-O), neighborhood business, historic district overlay and R-22-MF(HD-O), multi-family, historic district overlay to UR-2(CD)(HD-O), urban residential, conditional district, historic district overlay.

Action: The Zoning Committee voted 5-2 to recommend **DENIAL** of this petition.

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

Summary of Petition

This request would allow 52 condominiums on 1.1 acres for an overall site density of 47.3 dwelling units to the acre. The entire property is within the Dilworth Historic District. The site is presently occupied by four historic structures. Three contributing structures and an additional non-contributing structure on the north end of the site are proposed for demolition. A certificate of appropriateness for demolition has been requested from the Historic District Commission, and the one-year wait is in progress.

The previous request heard in July indicated 49 condominiums on 1.1 acres with an overall density of 44.5 dwelling units to the acre. That site plan also indicated that two contributing buildings along the south edge of the property were proposed for renovation.

Zoning Committee Discussion/Rationale

Mr. MacVean reviewed the petition and noted that while there were no outstanding site plan issues the density on a portion of the site was well over the proposed density of 22 dwelling units

to the acre recommended by the *Dilworth Land Use and Streetscape Plan*, and not recommended by staff.

The Committee discussed the contributing structures that would be removed on the site and felt that they were part of the character of the Dilworth Community and should be preserved. The Committee also felt that the proposed density was too intense within the Dilworth neighborhood.

Minority Opinion

The minority of the Zoning Committee felt that the *Dilworth Land Use and Streetscape Plan*, boundary line should have been located farther to the east. They also felt that this request would help remove some of the blight in the area and that the existing structures are not, in their opinion, contributing.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Lipton the Zoning Committee voted 6-1 and found this petition to be inconsistent with the *Dilworth Land Use and Streetscape Plan*.

Vote

Upon a motion made by Commissioner Sheild and seconded by Commissioner Rosenburgh, the Zoning Committee voted 5-2 to recommend DENIAL of this petition.

Staff Opinion

Staff agrees with the recommendation of the majority of the Zoning Committee.