

**ZONING COMMITTEE  
RECOMMENDATION  
July 26, 2006**

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**Rezoning Petition No. 2006 - 89**

**Property Owner:** The Boulevard @ 1500 South Church LLC

**Petitioner:** The Boulevard @ 1500 South Church LLC

**Location:** Approximately 1.86 acres located on the west side of South Church Street south of West Summit Avenue.

**Request:** I-1, light industrial to MUDD (CD), mixed-use development district conditional

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

**Vote:** Yeas: Carter, Cooksey, Loflin, Ratcliffe, Sheild, and Simmons

Nays: None

Absent: None

**Summary of Petition**

This request proposes to rezone 1.86 acres to the MUDD district to allow a mixed use project with up to 67,800 square feet of building area with a maximum height of forty seven feet.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that it is consistent with adopted plan and there are no outstanding issues.

**Statement of Consistency**

Commissioner Ratcliffe made a motion to find this petition consistent with the South End Transit Station Area Plan. Commissioner Simmons seconded the motion, which was approved unanimously.

**Vote**

**Upon a motion made by Ratcliffe and seconded by Loflin, the Zoning Committee unanimously recommended approval of this petition.**

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.