

**ZONING COMMITTEE  
RECOMMENDATION  
September 27, 2006**

---

**Rezoning Petition No. 2006-97**

**Property Owner:** Center City Climate Controlled Storage, LLC

**Petitioner:** Center City Climate Controlled Storage, LLC

**Location:** Approximately 2.2 acres located on the west side of North Davidson Street between East 15<sup>th</sup> Street and East 16<sup>th</sup> Street

**Request:** I-2, general industrial to MUDD(CD), mixed use development district, conditional district

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL**

**Vote:**

Yeas:	Carter, Cooksey, Loflin, Randolph, Ratcliffe, Sheild and Simmons
Nays:	None
Absent:	None

**Summary of Petition**

This petition seeks to rezone 2.14 acres from I-2 to MUDD(CD) to allow up to 150 multi-family for sale condominium units and up to 20,000 square feet of retail/commercial space.

**Zoning Committee Discussion/Rationale**

Mr. MacVean explained that the petition is consistent with the Optimist Park Small Area Plan, which recommends a mixture of residential, office, commercial and civic uses at this location. In addition, the site is within one-quarter mile of a proposed transit station and the Transit Station Area Principles emphasize the need to concentrate a mix of complementary, well-integrated land uses within walking distance of transit stations. Mr. MacVean noted that the site plan has been amended subsequent to the public hearing to incorporate breaks in the larger buildings fronting on 15<sup>th</sup> Street and 16<sup>th</sup> Street and connect them with breezeways. In addition, recessed, on-street parking will be provided on 15<sup>th</sup> and 16<sup>th</sup> Streets and 17 ½ feet will be provided along Davidson Street and along 15<sup>th</sup> and 16<sup>th</sup> Streets where there is room.

**Statement of Consistency**

Commissioner Carter made a motion to find this petition consistent with the Optimist Park Neighborhood Plan and to be reasonable and in the public interest.

**Vote**

**Upon a motion made by Commissioner Carter and seconded Commissioner Loflin, the Zoning Committee voted unanimously to recommend approval of this petition.**

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.