

**ZONING COMMITTEE  
RECOMMENDATION  
November 29, 2006**

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**Rezoning Petition No. 2006 - 106**

**Property Owner:** The Boulevard at Church and Bland LLC

**Petitioner:** The Boulevard at Church and Bland LLC

**Location:** Approximately 7 acres located between South Church Street and Winnifred Street north of West Bland Street.

**Request:** I-2, general industrial and MUDD, mixed use development district to TOD-MO, transit oriented development mixed use optional

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

**Vote:**

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

**Summary of Petition**

This request would allow up to 140 town house units on seven acres with an overall site density of twenty dwelling units to the acre. This request also includes options from the South End Transit Area Streetscape Standards along Spaight, Blount, Lincoln, and Penn streets to allow a five foot wide sidewalk at the back of curb rather than an eight foot planting strip with an eight foot sidewalk. This request would also allow porches, stoops, and stairs to encroach into the sixteen foot setback and not require sight triangles.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted all the optional provisions and that the request is consistent with the South End Transit Station Area Plan. There are no outstanding site plan issues.

**Statement of Consistency**

Commissioner Sheild made a motion to find this petition to be consistent with the South End Transit Station Area Plan and to be reasonable and in the public interest. Commissioner Carter seconded the motion, which was approved unanimously.

**Vote**

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

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.