

**ZONING COMMITTEE
RECOMMENDATION
October 25, 2006**

Rezoning Petition No. 2006-120

Property Owner: Waldron and Waldron

Petitioner: Southend Associates, LLC

Location: Approximately 0.89 acres located on the north side of West Tremont Avenue and west of Hawkins Street.

Request: TOD-M, transit oriented development mixed use to TOD-MO, transit oriented development mixed use optional.

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modification:

- The square footages in the rezoning notes have been clarified to match the square footages in the site development data table.

Vote:

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

Summary of Petition

This petition proposes to rezone to the TOD-MO district to allow 22,512 square feet of office and 7,000 square feet of retail uses with a maximum building height of 53.5 feet. This request proposes the following options:

- Allows parking to the side of the building to cover more than 35% of the total lot width.
- Allows 22%, which is more than the allowable 20%, of development square footage of retail to be credited in calculating F.A.R.

Zoning Committee Discussion/Rationale

Mr. MacVean reviewed the petition and noted that the proposed petition is consistent with The South End Transit Station Area Plan and that the outstanding site plan issue has been addressed.

Statement of Consistency

Commissioner Sheild made a motion to find this petition consistent with The South End 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 Sheild and seconded by Loflin, the Zoning Committee unanimously recommended approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.