

**ZONING COMMITTEE
RECOMMENDATION
January 30, 2008**

Rezoning Petition No. 2006 - 154

Property Owner: Cram Holdings Group, LLC

Petitioner: Cram Holdings Group, LLC

Location: Approximately 0.2 acres located on the west side of South Boulevard between Arlington Avenue and East Palmer Street.

Request: B-2, general business to TOD-MO, transit oriented development mixed use optional

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

Vote:

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

Summary of Petition

This request would allow all transit oriented uses in an existing historic structure with future expansion to the rear. The plan proposes options from the *South End Transit Station Area Plan* streetscape standards to allow a portion of the apron to remain in the front of the building in lieu of a planting strip and sidewalk and allow maneuvering in the setback.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted the request is consistent with the *South End Transit Station Area Plan*, which recommends transit oriented development at this location and therefore, is considered appropriate for approval. He also mentioned the optional request is a result of discussions with the Historic Landmarks Commission to preserve the apron in front of the building, which is designated as a historic landmark. Keith pointed out that staff and the *South End Transit Station Area Plan* would have supported a conventional TOD request on this site. The easement along the property line with the adjoining property was mentioned. It was noted that this easement was a legal agreement between the property owners and not a land use issue.

Consistency Statement

A motion was made by Commissioner Sheild, seconded by Commissioner Loflin, to find this proposal to be consistent with the *South End Transit Station Area Plan* and to be reasonable and in the public interest. The motion passed unanimously.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.