

**ZONING COMMITTEE  
RECOMMENDATION  
February 28, 2007**

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**Rezoning Petition No. 2007 - 28**

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

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

**Location:** Approximately 3.34 acres located on the north side of West Bland Street between Winnifred Street and South Church Street.

**Request:** 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, Chiu, Randolph, Ratcliffe, Sheild and Simmons

Nays: None

Absent: Loflin

**Summary of Petition**

This request would allow up to 60 townhouse units on 3.34 acres with an overall site density of 17.96 dwelling units to the acre. The request also includes options from the *South End Transit Station Area Streetscape* Standards along 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 petition also permits porches, stoops, and stairs to encroach four-feet into the sixteen foot setback along Lincoln Street and allows reduced site triangles at the intersections of private and public streets.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that the proposed petition is consistent with the *South End Transit Station Area Plan* and that there are no outstanding site plan issues.

**Statement of Consistency**

Upon a motion made by Commissioner Carter and seconded by Commissioner Simmons the Zoning Committee unanimously found this petition to be consistent with the *South End Transit Station Area Plan* and to be reasonable and in the public interest.

**Vote**

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

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.