

**ZONING COMMITTEE  
RECOMMENDATION  
May 30, 2007**

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**Rezoning Petition No. 2007-051**

**Property Owner:** VictoriaLand Co., LLC, LANS Properties, LLC, AFP Property II, LLC. Crowder Construction Company

**Petitioner:** VictoriaLand Co., LLC

**Location:** Approximately 6.41 acres located on the northeast corner of Seigle Avenue and East 10<sup>th</sup> Street.

**Center, Corridor or Wedge:** Corridor

**Request:** MUDD(CD) S.P.A., mixed use development district conditional district site plan amendment.

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

- The petitioner has excluded indoor recreation as an allowable use.
- The petitioner has added a note that all uses will be designed with operable doors and clear glass windows along the street frontage.
- The petitioner has added a note that all lighting will be fully shielded.
- The petitioner has clarified the note regarding streetscape improvement along Seigle Avenue to note that they will work with the City on these improvements.

**Vote:**

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

**Summary of Petition**

This request would increase the allowable F.A.R. on this site from 1.5 to 2.0 to allow a majority of the MUDD uses with a maximum height of 100-feet. The plan disallows auction sales, automobile service stations, off-street parking as a principal use, and building material sales.

### **Zoning Committee Discussion/Rationale**

The petition was reviewed by Keith MacVean. He stated that the request is consistent with the *Belmont Revitalization Plan* and that all outstanding issues have been addressed. The Commission asked if the staff was concerned with minimal detail shown on the site plan. Mr. MacVean explained that the petitioner has added several notes that will govern the design of the site and will be required to submit specific plans for review and approval to the Planning Department prior to the issuance of building permits.

### **Statement of Consistency**

Upon a motion made by Commissioner Carter and seconded by Commissioner Loflin the Zoning Committee unanimously found this petition to be consistent with the *Belmont Revitalization Plan* and reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Loflin and seconded by Commissioner Simmons, the Zoning Committee voted 6-0 to recommend approval of this petition with the noted modifications.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee