

**ZONING COMMITTEE
RECOMMENDATION
June 26, 2007**

Rezoning Petition No. 2007 - 077

Property Owner: Rosebud Investments, LLC/Cambam, LLC

Petitioner: Two Seventeen Tremont Partners, LLC

Location: Approximately 0.17 acres located on the north side of East Tremont Avenue between Cleveland Avenue and South Boulevard.

Center, Corridor or Wedge: Corridor

Request: B-1, neighborhood business to TOD-MO, transit oriented development mixed-use optional

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

- The petitioner has addressed all CDOT issues.
- The petitioner has corrected the proposed square footage.
- The petitioner has added a 5-foot wide sidewalk from the building to the sidewalk along East Tremont Avenue.

Vote:

Yeas:	Chiu, Lipton, Loflin, Ratcliffe, Sheild and Simmons
Nays:	None
Absent:	Rosenburgh

Summary of Petition

This request would allow the development of a 5,040 square foot office building with a maximum height of 50-feet or 3-stories and a 400 square foot garage. The petition seeks two options to the TOD-M standards.

- An option from the minimum F.A.R. of .75 to allow an F.A.R. of .67.
- An option from the requirement to have a door to the building along East Tremont Avenue.

Zoning Committee Discussion/Rationale

Mr. MacVean reviewed the requested and noted that all outstanding issues have been addressed and that the request is consistent with the *South End Transit Station Area Plan* and appropriate for approval.

Statement of Consistency

Upon a motion made by Commissioner Ratcliffe and seconded by Commissioner Sheild the Zoning Committee unanimously found this petition to be consistent with the *South End Transit Station Area Plan*, which recommends transit supportive development at this location.

Vote

Upon a motion made by Commissioner Ratcliffe and seconded by Commissioner Simmons, the Zoning Committee voted unanimously to recommend approval of this petition with the noted modifications.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.