

**ZONING COMMITTEE
RECOMMENDATION
September 26, 2007**

Rezoning Petition No. 2007- 107

Property Owner: Bank of America, N.A.

Petitioner: Lincoln Harris LLC

Location: Approximately 5.60 acres located on the northeast and northwest corner of North College Street and East Trade Street.

Center, Corridor or Wedge: Center

Request: UMUD, uptown mixed use district and UMUD-O, uptown mixed use district optional to UMUD-O, uptown mixed use district optional with a UMUD-O S.P.A., uptown mixed use district optional site plan amendment

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

Vote:

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

Summary of Petition

This request will address improvements associated with the construction of the Ritz Carlton and adjacent office tower and façade improvements to Founders Hall along North College Street. The request includes options to allow building, overhead pedestrian bridge and open space encroachments into the setback along North College Street and to allow reduced exterior urban open space requirements.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that it is consistent with the *Center City 2010 Vision Plan* and that all outstanding site plan issues have been addressed.

Statement of Consistency

Upon a motions by Commissioner Sheild and seconded by Commissioner Loflin the Zoning Committee unanimously found this petition to be consistent with the *Center City 2010 Vision Plan* and reasonable and in the public interest.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.