

**ZONING COMMITTEE
RECOMMENDATION
December 19, 2007**

Rezoning Petition No. 2007-142

Property Owner: Wachovia Bank & Bank Trust Co.

Petitioner: The Boulevard Company

Location: Approximately 0.39 acres located on the south side of the intersection of Kenilworth Avenue, Scott Avenue and Romany Road.

Center, Corridor, or Wedge: Wedge

Request: O-2, office to MUDD-O, mixed use development district, optional

Action: The Zoning Committee voted to recommend **CONDITIONAL APPROVAL** of this petition. That approval is based upon the petitioner meeting the following conditions:

- Submittal of revised plans that provide additional detail of the streetscapes and garage screening.
- Limiting the height of the building to 50 feet and submit revised building elevations. The Dilworth Community Development Association must be permitted to review the revised elevations prior to submittal.
- Placing the underground parking below the surface parking with as much as five feet of the parking structure protruding above grade.
- Total square footage will not exceed 30,000 square feet.
- Trash storage and handling will be within the underground parking structure.

Vote:

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

Summary of Petition

The Boulevard Company is requesting a zoning change that would permit a new office building of 30,000 square feet of floor area. Staff has been working with representatives of the petitioner to determine the height and design of the proposed building.

Zoning Committee Discussion/Rationale

The staff reviewed the petition and noted that there still some outstanding site plan issues. The Zoning Committee discussed the elevations and proposed the conditions noted above.

Consistency Statement

A motion was made by Commissioner Johnson, seconded by Commissioner Randolph, to find this proposal to be consistent with the *Dilworth Land Use and Streetscape Plan*, and to be reasonable and in the public interest. The motion passed unanimously.

Vote

Upon a motion by Commissioner Lipton, seconded by Commissioner Loflin, the Zoning Committee voted unanimously to recommend CONDITIONAL APPROVAL of this petition, as noted above, and incorporating the modifications also noted above.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.