

**ZONING COMMITTEE
RECOMMENDATION
February 4, 2008**

Rezoning Petition No. 2007-144

Property Owner: BBC Development, LLC

Petitioner: BBC Development, LLC

Location: Approximately 0.71 acres located on the southwest corner of North Davidson Street and Anderson Street.

Center, Corridor or Wedge: Wedge

Request: I-2, general industrial to MUDD (CD), mixed-use development district, conditional

Action: The Zoning Committee recommended **APPROVAL** of this petition at the February 4, 2008 Zoning Committee special work session

Vote:

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

Summary of Petition

BBC Development, LLC is proposing to change the zoning of this parcel to allow the development of a mixed used structure consisting of up to 50 residential units, up to 12,000 square feet of retail space or work studios, an open parking structure below building consisting of 38 parking spaces, and 32 off-site parking spaces to meet parking requirements. The proposed total building square footage is up to 95,000 square feet of enclosed space with a building height of up to 80 feet and no more than five stories.

Zoning Committee Discussion/Rationale

Keith MacVean described the project, noting surrounding land uses and zoning designations, and its consistency with the *Northeast Transit Corridor Station Area Concept*. The Zoning Committee suspended the rules to allow the petitioner, Mr. Robert Nixon (BBC Development), to state the project as shown reflected what would be constructed and that additional notes had been provided to better describe the building design and proposed materials.

Commissioner Randolph inquired about the spandrel glass and building elevation, expressing concern over the possibility of a blank façade. Mr. MacVean responded by indicating that a good job has been done on the design of the building and eliminating blank wall effects along North Davidson and Anderson Streets, and that market forces will play a role with regard to the proposed development.

Statement of Consistency

Upon a motion made by Commissioner Loflin and seconded by Commissioner Randolph, the Zoning Committee unanimously found this petition to be consistent with *Northeast Transit Corridor Station Area Concept* and reasonable in the public interest.

Vote

Upon a motion made by Commissioner Loflin and seconded by Commissioner Randolph, the Zoning Committee voted 6-0 to recommend approval of this petition with minor modifications to the additional language as proposed by the petitioner.

Staff Opinion

Staff concurs with the recommendation of the Zoning Committee.