

**ZONING COMMITTEE  
RECOMMENDATION  
January 30, 2007**

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**Rezoning Petition No. 2007 - 146**

**Property Owner:** Matthew Badal

**Petitioner:** Matthew Badal

**Location:** Approximately 0.13 acres located on the east side of South Mint Street between West Park Avenue and Westwood Avenue.

**Center, Corridor or Wedge:** Corridor

**Request:** B-2, general business to TOD-MO, transit oriented development mixed-use optional

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

**Vote:**

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

**Summary of Petition**

This request would allow the reuse of an existing structure with future expansion to allow a three story structure with a 1,250 square foot restaurant and 2,500 square feet of office or residential uses. The request proposes options to the buffer requirement along the southern property line and to allow the existing building to encroach into the future 16-foot setback.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the request and noted that the proposal is consistent with the *South End Transit Station Area Plan* and that staff is recommending approval.

**Statement of Consistency**

A motion was made by Commissioner Sheild, seconded by Commissioner Lipton, to find this proposal to be consistent with the *South End Transit Station Area Plan* and to be reasonable and in the public interest. The motion passed unanimously.

**Vote**

Upon a motion made by Sheild and seconded by Loflin the Zoning Committee voted unanimously to recommend APPROVAL of this request.

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.