

**ZONING COMMITTEE
RECOMMENDATION
December 19, 2007**

Rezoning Petition No. 2007-151

Property Owner: RBC Corporation c/o Childress Klein Properties

Petitioner: RBC Corporation

Location: Approximately 1.29 acres located on the northwest corner of S. Tryon Street and W. 1st Street

Center, Corridor or Wedge: Center

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

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

Vote:

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

Summary of Petition

The request is for a site plan amendment for UMUD-O in order to allow relief from the requirements regarding street walls and the appearance of building first floors, as it relates to the proposed Bechtler Museum.

As currently designed, the building's south elevation (facing West First Street) will have a blank wall approximately 64 feet in length. The site plan amendment is being requested in order to maintain the artistic vision for the building.

Zoning Committee Discussion/Rationale

Keith MacVean briefly reviewed the request, noting that outstanding site plan items had been addressed. Commissioner Lipton inquired into consistency of the request, and Mr. MacVean responded by stating that the request is consistent with the *Center City 2010 Vision Plan*, but does not comply with certain development standards.

Consistency Statement

A motion was made by Commissioner Randolph and seconded by Commissioner Lipton, to find this proposal to be consistent with the *Center City 2010 Vision Plan* and to be reasonable and in the public interest. The motion passed unanimously 6-0.

Vote

Upon a motion by Commissioner Randolph and seconded by Commissioner Lipton, the Zoning Committee voted unanimously 6-0 to recommend APPROVAL of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.