

**ZONING COMMITTEE  
RECOMMENDATION  
December 19, 2007**

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**Rezoning Petition No. 2007-152**

**Property Owner:**     HMOVHN Morehead, LLC

**Petitioner:**           Tracy Finch

**Location:**            Approximately 0.45 acre on the southeast corner of E. Morehead Street  
                              and Euclid Avenue

**Center, Corridor,  
or Wedge:**           Center

**Request:**             B-1, neighborhood business, to MUDD(CD), conditional mixed use  
                              development district

**Action:**              The Zoning Committee voted unanimously to recommend **APPROVAL**  
                              of this petition, based upon the following modifications:

- Vegetative screening of the grillwork surrounding the parking deck  
   will be added.
- New sidewalks and planting strips will be constructed that comply  
   with the requested district.

**Vote:**                Yeas:               Howard, Johnson, Lipton, Loflin, Randolph, and Rosenburgh

                          Nays:               None

                          Absent:           Sheild

                          Recused:          None

**Summary of Petition**

This petition seeks approval for a compact mixed-use development with 4,896 square feet of retail floor area, up to 30,530 square feet of office space, and 122 underground parking spaces. The site plan accompanying this petition contains the following provisions:

- The building has two floors of underground parking with the ground floor being a mix of retail and parking. There is an alternate for above ground parking but it would likely reduce the allowed square footage. There are three floors of office space above the ground floor. The maximum building height is 60 feet.
- The proposed building is set back 24 feet from Morehead Street and 16 feet from Euclid Avenue.

- Up to 122 parking spaces are proposed, which is significantly more parking than is required by the MUDD district. A note on the site plan allows the parking to also be permitted above ground.
- Up to 980 square feet of “green space” is proposed in a band around the building.

### **Zoning Committee Discussion/Rationale**

Staff reviewed the petition and noted that clarification of the planting strips was needed. The petitioner was asked about the planting strips and the elevations. Petitioner responded that new eight-foot planting strips would be constructed on both streets. She clarified that parking might be necessary on the roof of the parking deck rather than below grade. This clarified the ramp shown in the elevations. A Committee member expressed concern over the exposed grillwork of the large underground parking area where it extended above grade. Petitioner agreed to screen it.

### **Consistency Statement**

A motion was made by Commissioner Lipton, seconded by Commissioner Loflin, to find this proposal to be consistent with the *Central District Plan* and to be reasonable and in the public interest. The motion passed unanimously.

### **Vote**

**Upon a motion by Commissioner Loflin, seconded by Commissioner Rosenburgh, the Zoning Committee voted unanimously to recommend APPROVAL of this petition, incorporating the modifications noted above.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.