

**ZONING COMMITTEE  
RECOMMENDATION  
February 27, 2008**

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**Rezoning Petition No. 2008-025**

**Property Owner:** Carl Ellington

**Petitioner:** Insite Properties, LLC

**Location:** Approximately 1.53 acres located on the northwest corner of East Morehead Street and Royal Court.

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

**Request:** B-1, neighborhood business and B-2, general business to MUDD-O, mixed use development district, optional

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

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

Nays: None

Absent: Randolph

**Summary of Petition**

This proposal would allow development of a 12-story mixed use building with up to 195,000 square feet of building area on a 1.37-acre portion of the site. The proposed building would incorporate retail and restaurant uses on the ground floor with office uses above. The plan proposes an option to the MUDD standards to increase the maximum allowable height from 120 to 160-feet. The proposal also includes a small 0.16 acre parcel on the east side of Royal Court that will be used for detention and urban open space.

**Zoning Committee Discussion/Rationale**

Mr. Manes summarized the request and stated that it is consistent with the *Central District Plan* which recommends a mix of uses at this location and noted there are no outstanding issues and that staff is recommending approval.

The Zoning Committee discussed the importance of the streetscape and building elevations along East Morehead Street and felt comfortable that the developer would provide a high quality treatment.

### **Statement of Consistency**

Upon a motion made by Commissioner Sheild and seconded by Commissioner Rosenburgh the Zoning Committee unanimously found this petition to be consistent with the *Central District Plan* and reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Sheild and seconded by Commissioner Rosenburgh the Zoning Committee voted unanimously to recommend APPROVAL of this petition.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.