

**ZONING COMMITTEE
RECOMMENDATION
March 1, 2006**

Rezoning Petition No. 2006-031

Property Owner:	Boulevard Centro
Petitioner:	Boulevard Centro
Location:	Approximately 1.12 acres located southwest of E 7 th Street and southeast of N Caldwell Street.
Request:	UMUD, urban mixed-use development to UMUD-O, urban mixed-use development optional
Action:	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
Vote:	Yeas: Carter, Cooksey, Farman, Howard, Hughes, Ratcliffe, Sheild
	Nays: None
	Absent: None

Summary of Petition

The petitioner is proposing an Optional UMUD to move the overhead utilities instead of burying the existing power lines along the project frontage. The addition of the power lines in a duct bank (which is a collective concrete bank of utilities underground) is complicated and costly partially due to the congestion of the area. With the monetary savings, the petitioner will add mast arms for light and traffic signals, which will go along way to eliminate the visual clutter of overhead power lines. The site plan accompanying this petition indicates the following:

- 188 residential units with 10,174 square feet of retail in 2 phases.
- The total building square footage will not exceed 228,330
- Street trees will be provided along Caldwell, Davidson and 6th Street.
- The proposed relocation of overhead utilities is indicated.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that the main purpose of the rezoning is to allow the relocation of the overhead utility lines. He noted that the adjacent property owner across Seventh Street did not object to this relocation and that staff is recommending approval.

Statement of Consistency

Commissioner Carter made a motion to find this petition consistent with the Transit Station Area Principles. Commissioner Sheild seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Carter and seconded by Sheild, the Zoning Committee unanimously recommended approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.