

**ZONING COMMITTEE
RECOMMENDATION**

November 29, 2006

Rezoning Petition No. 2006 - 89

Property Owner: The Boulevard at 1500 South Church LLC

Petitioner: The Boulevard at 1500 South Church LLC

Location: Approximately 1.86 acres located on the west side of South Church Street south of West Summit Avenue.

Request: I-1, light industrial to MUDD-O, mixed-use development district optional

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

Vote: Yeas: Carter, Cooksey, Loflin, Randolph, Ratcliffe, Sheild, and Simmons

Nays: None

Absent: None

Summary of Petition

This request proposes to rezone 1.86 acres to the MUDD-O district to allow a mixed use project with up to 67,800 square feet of building area with a maximum height of forty seven feet to include retail, showroom, restaurant, office, and residential uses. The request proposes options to the South End Transit Plan streetscape along West Summit Avenue and South Church Street.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that it is consistent with adopted South End Transit Station Area Plan and that there are no outstanding issues.

Statement of Consistency

Commissioner Sheild made a motion to find this petition consistent with the South End Transit Station Area Plan and reasonable and in the public interest. Commissioner Loflin seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Sheild and seconded by Randolph, the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.