

**ZONING COMMITTEE
RECOMMENDATION
November 29, 2006**

Rezoning Petition No. 2006-101

Property Owner: David Boland, Pavco Industries, Inc., Dixon Powermaker Furniture Company, Robert Boland

Petitioner: The Boulevard Company

Location: Approximately 1.3 acres located on the south side of West Sixth Street between North Sycamore Street and North Irwin Avenue.

Request: UR-2, urban residential, to UR-3(CD), urban residential, conditional district

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

- Development of the property in accordance with the submitted elevations;
- An effort will be made to preserve a minimum of 30 caliper inches of existing trees and a minimum of 30 caliper inches of new trees will be planted; and
- The petitioner reserves the right to request a variance on how the setbacks are measured from the alley.

Vote:

Yeas:	Carter, Cooksey, Loflin, Randolph, Ratcliffe, Sheild, and Simmons
Nays:	None
Absent:	None

Summary of Petition

The petition proposes to develop 50 multi-family residential condominiums. The site plan that accompanies the petition contains the following details:

- Maximum building height of 60 feet.
- Access to the site will be provided by driveway connections to North Sycamore Street and North Irwin Avenue.
- Storm water detention, if required, will be located underground.
- Buildings that front on public streets will have entrances on the public streets.
- One parking space per unit will be provided.
- On-street parking spaces will be provided on West Sixth Street.

- Bicycle parking will be provided on the site.
- An 8-foot planting strip and 6-foot sidewalk will be provided on North Irwin Avenue and North Sycamore Street.
- A 6-foot sidewalk and 6-foot planting strip are proposed along West Sixth Street.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that the petitioner submitted elevations, agrees to design the site to save 30 caliper inches of existing trees, and reserved the right to request a variance on how the setbacks are measured from the alley. Mr. MacVean noted that the project is partially consistent with the 3rd Ward Area Plan in that it will develop the site with new for sale units which conflicts with the vision of the Third Ward Plan for owner occupied units. The Third Ward Plan also called for the existing structure to be preserved. Staff recommends approval of the petition.

Statement of Consistency

Upon a motion made by Sheild and seconded by Carter the Zoning Committee unanimously found this petition to be partially consistent with the 3rd Ward Area Plan and to be reasonable and in the public interest.

Vote

Upon a motion made by Sheild and seconded by Carter the Zoning Committee voted unanimously to recommend approval of this petition with the noted modifications.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.