

**ZONING COMMITTEE
RECOMMENDATION
May 28, 2008**

Rezoning Petition No. 2008-066

Property Owner: Financial Enterprises III Limited Liability Company
8th and Main Parking Associates, LLC

Petitioner: Financial Enterprises III Limited Liability Company c/o
Martin Brill

Location: Approximately 6.50 acres located on the northwest corner of N.
Tryon Street and W. W.T. Harris Boulevard

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

Request: CC, commercial center to CC S.P.A., commercial center site plan
amendment; B-1SCD, shopping center district to CC, commercial
center

Action: The Zoning Committee voted to unanimously recommend
APPROVAL with the following modifications:

- Three (3) additional parking spaces have been added to the
proposed parking area within Parcel 2.
- The petitioner has agreed to provide a five-foot sidewalk along a
portion of J.M. Keynes Drive with options to include or omit
stairs.
- The petitioner has relocated the proposed crosswalk.
- The petitioner has noted the setbacks for Parcel 1 along N. Tryon
Street and W. W.T. Harris Boulevard.
- The petitioner has labeled existing sidewalk adjacent N. Tryon
Street on Parcel 1
- The petitioner has added large and small maturing trees within
100 foot setback along W. W.T. Harris Boulevard
- The petitioner has agreed to modify the development standards
notes regarding parking, uses, setbacks, storm water, and access
points and sidewalks.

Vote: Yeas: Howard, Johnson, Lipton, Randolph, Rosenburgh, and Sheild

Nays: None

Absent: Loflin

Summary of Petition

The purpose of this rezoning is to provide additional parking for the existing office structure and enhance efficient utilization of the building. The rezoning site is located within University Place and consists of three parcels which include the following: parking area and open space (Parcel 1); a portion of the “view corridor” (Parcel 2); and, an existing office building (Parcel 3).

The request is inconsistent with the *University City Area Plan* (2007) recommendation for transit-oriented development – mixed on this site. However, the parking addition and reconfiguration will allow for a more efficient use of the existing office building and will not preclude the redevelopment of the site for more intensive uses in the future. Therefore, staff can support this request.

Zoning Committee Discussion/Rationale

Mr. Tom Drake presented the request to the Committee, noting the intent to provide additional parking for an existing office building. There was no discussion of this petition.

Statement of Consistency

Upon a motion made by Commissioner Randolph and seconded by Commissioner Sheild, the Zoning Committee unanimously found this petition to be inconsistent with the *University City Area Plan*, but reasonable and in the public interest.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.