



Zoning Committee Recommendation

Rezoning Petition 2017-095

December 5, 2017

REQUEST	Current Zoning: MUDD-O (mixed use development, optional) Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment) with five-year vested rights.
LOCATION	Approximately 75 acres located between Ardrey Kell Road and Golf Links Drive, West of Providence Road.
PETITIONER	Council District 7 - Driggs Lincoln Harris, LLC
ZONING COMMITTEE ACTION VOTE	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition. Motion/Second: Watkins / McMillan Yea: Fryday, Ham, Majeed, McMillan, Sullivan and Watkins Nays: None Absent: McClung, Nelson and Spencer Recused: None
ZONING COMMITTEE DISCUSSION	Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. Staff noted that the petitioner added a number of standards for a sub-area (G-1) within Development Area G related to a hotel building, building height, building architecture, location of roof-top terraces, provision of enhanced landscaping or berm along Ardrey Kell Road, lighting, and location of service, delivery, garbage and recycling areas. A commissioner asked if area G-1 was in the documents presented at the public hearing. Staff explained that the area was included in Area G. However, a new sub-area called G-1 was added so the additional commitments could be applied to that specific area. There was no further discussion of the petition.
ZONING COMMITTEE STATEMENT OF CONSISTENCY	The Zoning Committee voted 6-0 (motion by Majeed seconded by Ham) to adopt the following statement of consistency: The proposed rezoning is consistent with the <i>Providence Road/ I-485 Area Plan Update</i> based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none">• The plan recommends a mixture of residential, office, and retail uses for the site and the surrounding area included in the Rea Farms Development. Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public

hearing, and because:

- The proposal does not increase the land use entitlements approved under the original plan for the Rea Farms development; and
- The site plan amendment makes minor changes to the plan to accommodate a different hotel location, video screen within the site, clarification of building elevation elements, and standalone buildings within the site; and
- The proposed changes are primarily internal to the site or along Ardrey Kell Road and no changes are being made to the areas that abut existing single family homes.

Planner:

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