

**ZONING COMMITTEE  
RECOMMENDATION  
December 27, 2006**

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**Rezoning Petition No. 2006-166**

**Property Owner:** 6010 Fairview Associates, LLC, c/o LNR 6010 Fairview Holdings Inc.

**Petitioner:** LNR Property Corporation

**Location:** Approximately 10.6 acres on the south side of Fairview Road between J.A. Jones Drive and Barclay Downs Drive

**Request:** Change from O-1 and O-3 (office districts) to MUDD-O (mixed-use development district with optional provisions)

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

- The specific wording of site plan notes regarding project signage, water quality improvements, and transportation commitments are to be worked out with staff as per petitioner's agent's letter dated December, 26, 2006.

**Vote:**

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

**Summary of Petition**

This petition seeks to demolish a one-story existing office building and create a mixed-use development with up to 185,000 square feet of retail/restaurant area, up to 685 residential units, and through conversion of some of those units, up to 150 hotel rooms. The site plan accompanying this petition contains the following provisions:

- An additional 280 residential units are possible by converting up to 140,000 square feet of non-residential uses. Residential units may be converted into up to 150 hotel rooms on a one-for-two conversion ratio.
- Requested Optional provisions include: buildings 5 and 7 may extend up to 185 feet in height; a sign package is proposed but increases of up to 25% in sign size would be allowed. Wall signs would be allowed per the UMUD district standards.
- An existing office building would be demolished and two existing parking decks would have a portion of the ground level converted to retail/restaurant use. One deck would add another level.
- The existing entry drive from Barclay Downs Drive would be reconfigured.

### **Zoning Committee Discussion/Rationale**

Staff reviewed changes to the site plan. One Committee member stated that this is a good project that will be a counterpart of the Piedmont Town Center across Fairview Road from this site and would be a continuation of the South Park “node”.

### **Statement of Consistency**

Upon a motion made by Ms. Carter and seconded by Mr. Simmons the Zoning Committee unanimously found this petition to be consistent with the South Park Small Area Plan and to be reasonable and in the public interest.

### **Vote**

**Upon a motion made by Mr. Loflin and seconded by Mr. Sheild 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.