

PRE-HEARING STAFF ANALYSIS

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)

Summary

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.

Consistency and Conclusion

The proposed development is consistent with the *South Park Small Area Plan*. This petition would be appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The subject property consists of a parcel carved between two office buildings on Fairview Road between J.A. Jones Drive and Barclay Downs Drive, and property to the rear of those office buildings. Other office buildings with some additional mixed uses surround the property across streets to the north, east, and west. To the south is a single-family neighborhood, with its clubhouse immediately abutting the subject property.

Rezoning History in Area

The Piedmont Town Center across Fairview Road was rezoned to MUDD-O in 2000 and amended in 2004. A small office building to the west of this site was rezoned MUDD(CD) for mixed uses in 2006. A portion of the petitioned site was rezoned to O-3 in 1994.

Public Plans and Policies

The *South Park Small Area Plan* (2000) shows the subject property as Office or Office-Residential mixture. According to the plan, allowable residential density within land designated for office use may exceed 22 units per acre, limited by allowable building height.

Proposed Request Details

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.

Public Infrastructure

Traffic Impact / CDOT Comments. As of the preparation of this report, CDOT had not commented on the revised site plan.

CATS. The petitioner has agreed to the CATS request for a bus waiting pad.

Connectivity. It is unclear whether the site plan provides for future connectivity to the south per CDOT's request.

Storm Water. While the site plan includes a note on storm water management it does not satisfy the requests of Storm Water Services.

School Information. The Planning staff evaluated the existing office zoning as having no realistic potential for generation of residential uses, even though residential uses are technically allowed. The school system used that information to estimate that a net 29 new students would be generated under the proposed zoning.

Outstanding Issues

Land Use. This petition is considered consistent with the South Park Small Area Plan (2000) and is appropriate for approval from a land use perspective.

Site plan. The site plan accompanying this petition contains the following deficiencies:

- There is no parking information, either in terms of provided spaces or parking ratios that would be met. Retail needs to be parked at one space 250 square feet of floor area and restaurants at one space per 150 square feet of floor area. One parking space per residential unit is needed. Shared parking may be approved by the Zoning Administrator.
- The "parking/driveway envelope 2" street does not appear to meet the standards for a public street. This street needs to be a public street.
- Notes need to be added that comply with Storm Water Services requests for water quality improvements.
- A note needs to be added to the plan that commits to completing a solid waste management plan (per LUESA) for the demolition of the existing structure and for disposal of construction debris.
- The Optional note on signage is confusing and needs to be clarified. Staff seeks specific standards rather than a difficult to administer "sign package."
- The site plan should indicate the proposed spacing and type of tree to be planted on interior private streets.