

**ZONING COMMITTEE
RECOMMENDATION
January 24, 2007**

Rezoning Petition No. 2005-92

Property Owner: Providence Road Land Partners, LLC

Petitioner: Providence Road Land Partners, LLC

Location: Approximately 3.07 acres locate northwest of Hawthorne Land and northeast of East 4th Street

Request: B-2, general business to MUDD-O, mixed-use development district optional

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

- The maximum building height in Development Zone “A” has been clarified to be 260 feet.
- A modified Transportation Study will be submitted prior to the MUDD review process.
- There will be two driveways from 4th Street and one access to the parking deck must be from the alley connecting to Torrence Street.
- The standard note will be added that all driveways will be subject to further CDOT review at time of permitting.
- Storm water improvements have been added to the site plan.
- Signage has been modified to allow up to three 220-square foot signs on abutting public street for tenants over 20,000 square feet of floor area.
- A limit of 200 units has been placed on the ability to convert residential units to hotel rooms.
- Parking deck elevations have been improved.

Vote:

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

Summary of Petition

This proposal is to rezone 3.07 acres to MUDD-O to allow development of a mixed-use development with the contiguous property. The proposed development includes 180,000 square foot of commercial uses and 300 residential units on 3.07 acres.

Zoning Committee Discussion/Rationale

Staff reviewed changes to the site plan since the public hearing. A Committee member asked CDOT about the concerns they previously had with the TIS. CDOT responded that the TIS for this petition was not a typical TIS. This one centered more on how things would operate as opposed to identifying additional needed infrastructure. Another Committee inquired if this was a transit location. Staff responded it was within ½ mile of two potential transit stations.

Statement of Consistency

Upon a motion by Sheild, seconded by Carter, the Zoning Committee voted unanimously to find the proposed use to be consistent with the Central District Plan.

Vote

Upon a motion by Simmons, seconded by Loflin, the Zoning Committee voted unanimously to recommend approval of this petition with the modifications noted above.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.