

**ZONING COMMITTEE
RECOMMENDATION
June 28, 2006**

Rezoning Petition No. 2006-082

Property Owner:	Merrifield Partners
Petitioner:	Value Place, LLC
Location:	Approximately 2.5 acres located on the north side of Mallard Oaks Drive, west of John Adams Road
Request:	O-1(CD), office, conditional district to O-1(CD) S.P.A., office, conditional district, site plan amendment
Action:	The Zoning Committee voted unanimously to recommend APPROVAL of the petition.
Vote:	Yeas: Carter, Cooksey, Farman, Howard, Ratcliffe and Sheild
	Nays: None
	Absent: Hughes

Summary of Petition

This petition proposes a site plan amendment to the existing conditional site plan for Petition 98-03(c) to allow a total of 113 hotel rooms. The existing petition, 98-03(c) allows one or two hotels containing no more than 180 rooms, in the aggregate, with the option that, should fewer than 180 hotel rooms be developed on the site, general office space may be developed at a rate of 300 square feet of office space for each hotel room eliminated, up to a maximum of 54,000 square feet of additional general office space. The total 5.5 acre site has been reconfigured into two tracts and approximately 25,000 square feet of office space has been allocated to the one tract, leaving a remainder of 96 hotel rooms for the subject property. This petition seeks an additional 17 hotel rooms, resulting in a total of 113 hotel rooms.

This petition proposes a site plan amendment to the existing conditional site plan for Petition 98-03(c) to allow a total of 113 hotel rooms. The site plan accompanying this petition contains the following provisions:

- A 75-foot Class B buffer will be provided abutting the R-3 zoning to the north.
- The northernmost 50 feet of the 75-foot buffer will remain undisturbed, except a pedestrian pathway may be installed.
- No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas or setbacks.
- A six-foot high wooden fence will be erected just south of the 50-foot wide undisturbed

portion of the buffer area.

- The maximum height of any freestanding lighting fixture shall not exceed 30 feet in height.
- One detached monument sign will be permitted, not to exceed 50 square feet in area and seven feet in height.
- One access point to the site will be provided to Mallard Oaks Drive.
- Dumpster areas will be enclosed on three sides by a brick wall with a wooden, hinged gate.
- All mechanical equipment, including roof top equipment, shall be screened from view from streets and adjoining properties.
- At least 75 percent of the elevations of all buildings constructed on the site will consist of brick materials.
- The design of the hotel shall incorporate interior corridors. Exterior corridors shall be eliminated.
- At the time of development of the hotel, a five-foot sidewalk and eight-foot planting strip will be constructed along Mallard Oaks Drive, from the site's proposed driveway to John Adams Road.

Zoning Committee Discussion/Rationale

Mr. MacVean explained that this petition seeks to add an additional 17 hotel rooms to the permitted 96 rooms, resulting in a total of 113 hotel rooms. The petition is consistent with the Northeast Area Plan, which recommends mixed use development consisting of office and up to 100,000 square feet of retail land uses on the subject property.

Statement of Consistency

Commissioner Farman made a motion to find this petition consistent with the Northeast Area Plan. Commissioner Ratcliffe seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Howard and seconded by Sheild, the Zoning Committee unanimously recommended approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.