

**ZONING COMMITTEE
RECOMMENDATION
March 26, 2008**

Rezoning Petition No. 2008-042

Property Owner: Coliseum Ground One, Inc, Coliseum Ground Two, Inc.

Petitioner: Crescent Resources, LLC.

Location: Approximately 15.06 acres bounded by W. Tyvola Road, Yorkmont Road, and Billy Graham Parkway

Center, Corridor, or Wedge: Center

Request: O-15 (CD) office conditional to O-2 (CD) office conditional district.

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

- A revised site plan showing an alternate location for a smaller parking deck has been submitted. The deck is located slightly to the northeast of the original deck and is two rows of parking smaller. Both decks are proposed to be 4 stories in height.
- The site plan indicates that the remaining 26,166 square feet will be office or ancillary uses and will be located in either of the two office towers located on the site.
- The maximum size of the parking deck will be 185,000 square feet.
- Elevations of the proposed parking decks have been included.
- All parking standards required by the Zoning Ordinance will be met.

Vote: Yeas: Howard, Lipton, Loflin, Randolph, Rosenburgh, and Sheild

Nays: None

Absent: Johnson

Summary of Petition

This petition proposes to update the zoning and amend the conditions for the Coliseum Centre office development. The amendment will allow the construction of structure parking.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and noted the changes made to the site plan since the public hearing. The Commission asked about screening for the deck and staff indicated that they would be required to meet all ordinance standards. The Zoning Committee had no further discussion on this petition.

Statement of Consistency

Upon a motion made by Commissioner Randolph and seconded by Commissioner Sheild the Zoning Committee unanimously found this petition to be consistent with the *Southwest District Plan* and reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Randolph and seconded by Commissioner Sheild the Zoning Committee voted unanimously to recommend APPROVAL of this petition as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.