

**ZONING COMMITTEE  
RECOMMENDATION  
July 30, 2008**

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**Rezoning Petition No. 2008-086**

<b>Property Owner:</b>	Citiline Resortline Properties of the Carolinas, LLC
<b>Petitioner:</b>	Citiline Resortline Properties of the Carolinas, LLC
<b>Location:</b>	Approximately 2.43 acres located on both sides of Victoria Avenue north of West 4 <sup>th</sup> Street Extension and also on the east side of South Irwin Avenue north of West 4 <sup>th</sup> Street Extension
<b>Center, Corridor, or Wedge:</b>	Center
<b>Request:</b>	UR-1, urban residential and UR-2, urban residential to MUDD-O, mixed use development district optional
<b>Action:</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications: <ul style="list-style-type: none"><li>• The proposed maximum square footage has been increased from 400,000 to 440,000.</li><li>• The proposed number of residential units has been decreased from 500 to 380.</li><li>• The proposed number of hotel room has decreased from 400 to 250.</li><li>• The petitioner has modified the note regarding height to indicate parapets will be included in calculating building height.</li><li>• The petitioner has corrected the lighting note to indicate fixtures will be shielded with full cut-off.</li><li>• The petitioner has addressed CDOT comments.</li></ul>
<b>Vote:</b>	Yeas: Allen, Griffith, Howard, Lipton, Randolph, and Rosenburgh
	Nays: None
	Absent: Johnson

**Summary of Petition**

This request would allow a mixed use development with a maximum of 440,000 square feet of building area. This could include a maximum of 380 residential units, a 250 room hotel, 60,000

square feet of commercial/restaurant, and 200,000 square feet of office. The plan also includes the following options to the MUDD development standards:

- An option to the 120-foot maximum height MUDD standard to allow a maximum height of 180 feet.
- An option to allow maneuvering of service vehicles in the West Fourth Street right-of-way.
- An option to allow maneuvering between the proposed building and Johnson and Wales Way if the proposed access is shifted to the north.

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

Tom Drake reviewed the petition and noted that the petitioner is now requesting 440,000 square feet of maximum building area an increase from the 400,000 presented at the public hearing. He also pointed out that the number of residential units was decreasing from 500 to 380 and the number of hotel rooms from 400 to 250. It was also noted that staff supports these changes and that all site plan issues have been addressed.

### **Statement of Consistency**

Upon a motion made by Commissioner Randolph and seconded by Commissioner Griffith the Zoning Committee unanimously found this petition to be consistent with the *Third Ward Land Use and Urban Design Plan* and reasonable and in the public interest.

### **Vote**

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

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.