

**ZONING COMMITTEE  
RECOMMENDATION  
June 25, 2008**

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**Rezoning Petition No. 2008-87**

<b>Property Owner:</b>	Pinnacle Point Development, LLC and Pinnacle Point ATE, LLC
<b>Petitioner:</b>	Pinnacle Point Development, LLC and Pinnacle Point ATE, LLC
<b>Location:</b>	Approximately 27.2 acres on the northwest corner of W. Mallard Creek Church Road and Berkeley Place Drive.
<b>Center, Corridor, or Wedge:</b>	Corridor
<b>Request:</b>	CC, commercial center, to B-D(CD), conditional distributive business, and CC site plan amendment
<b>Action:</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition, based upon the following modifications: <ul style="list-style-type: none"><li>• The drive-thru window note has been modified to limit drive-thru windows to financial institutions, small pharmacies, and small dry cleaners.</li><li>• Access easements have been committed to for the property to the north.</li></ul>
<b>Vote:</b>	Yeas: Howard, Johnson, Lipton, Loflin, Randolph, Rosenburgh, and Sheild
	Nays: None
	Absent: None

**Summary of Petition**

This petition seeks approval for up to 58,000 square feet of retail space, up to 200,000 square feet of office space and a self-storage facility of up to 130,000 square feet. Existing development rights consist of 75,000 square feet of retail and up to 255,000 square feet of office space. The net effect is to reduce traffic generated by the site.

**Zoning Committee Discussion/Rationale**

The staff reviewed the petition, noting that much of the site is already constructed. A Committee member questioned the appropriateness of the large climate controlled storage building. Staff

responded that, from a land use perspective, it was not consistent with the plan but as part of a large mixed-use center it was appropriate. There are a large number of multi-family units in this area and the elevations of the building were satisfactory to the staff.

### **Statement of Consistency**

Upon a motion made by Commissioner Sheild and seconded by Commissioner Rosenburgh, the Zoning Committee unanimously found this petition to be inconsistent with the *Northeast District Plan (1996)* but reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Loflin 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.