

**ZONING COMMITTEE
RECOMMENDATION
June 25, 2008**

Rezoning Petition No. 2008-090

Property Owner: Moody Lake Office Park Development Limited Partnership

Petitioner: Moody Lake Office Park Development Limited Partnership

Location: Approximately 6.60 acres located on the southeast corner of West Arrowood Road and Sandy Porter Road

Center, Corridor, or Wedge: Wedge

Request: B-1(CD), neighborhood business, conditional district and O-2(CD), office, conditional district to B-2(CD), general business, conditional district and O-2(CD) S.P.A., office, conditional district site plan amendment

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

- The petitioner has clarified the optional development scenario, in the event the hotel is not constructed. The new request is for a 83,500 square foot, 125 room hotel on Parcel A, a maximum 7,500 square foot building devoted to B-1 uses on Parcel A, and a maximum 10,000 square foot building devoted to O-2 uses on parcel B. If the hotel is not constructed, the 83,500 square feet will be converted to an additional 15,000 square feet of B-1 uses on Parcel A and an additional 15,000 square feet of O-2 uses on Parcel B.
- The 75-foot buffer on the south side of Parcel B has been eliminated from the site plan.
- The petitioner has added an internal sidewalk system to the site plan.
- The petitioner has added detailed building elevations for the hotel.
- The petitioner has addressed storm water comments.

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

 Nays: None

Absent: None

Summary of Petition

This request proposes to rezone to B-2(CD) and amend the O-2(CD) site plan on a 6.60 acre portion of a larger site to allow a 83,500 square foot, 125 room hotel on Parcel A, a maximum 7,500 square foot building devoted to B-1 uses on Parcel A, and a maximum 10,000 square foot building devoted to O-2 uses on parcel B. If the hotel is not constructed the 83,500 square feet will be converted to an additional 15,000 square feet of B-1 uses on Parcel A and an additional 15,000 square feet of O-2 uses on Parcel B.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and noted that all site plan issues have been addressed and that the petition is consistent with the *Westside Strategic Plan*.

Statement of Consistency

Upon a motion made by Commissioner Loflin and seconded by Commissioner Sheild, the Zoning Committee unanimously found this petition to be consistent with the *Westside Strategic 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.