

**NOVEMBER 18, 2014 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM OB-64 WITHDRAWN WITHOUT PREJUDICE

PURPOSE

To consider amending the site plan and the stipulations for D&A Investment Group, LLC and Pereira Management, LLC regarding zoning application Z-40 of 2008 (D&A Investment Group, LLC and Pereira Management, LLC), for property located on the north side of Paces Ferry Road, west of Overlook Parkway and on the south side of Bert Adams Road in Land Lot 885 of the 17th District. *(Continued by Staff from the October 21, 2014 Board of Commissioners hearings)*

BACKGROUND

The subject property was rezoned to Regional Retail Commercial (RRC) in 1998 for a mixed use development consisting of retail, office and residential. The applicant is now ready to begin development but needs to amend the site plan and stipulations based on current market conditions. The plan is still for mixed use, but for much less intensity and density. For example, the rezoning application was approved in 2008 for 450 residential units; now the applicant is requesting 85 residential units. Also in 2008, the application had over one-million square feet of commercial development consisting of office, retail and restaurants; now it has 64,000 square feet. The proposed site plan shows residential townhomes on the top part of the site, and residential and commercial development on the lower part of the site. The applicant has submitted a detailed stipulation letter (Exhibit B) and a proposed site plan for review. If approved, all previous zoning stipulations not in conflict would remain in effect.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan and stipulation amendment.

STAFF COMMENTS