

Petition Z-55

Search Tags <Lynwood Development Group, Lynwood, OHR, UC, Interstate North Parkway, Windy Hill Road, Residential Condominiums, Condominium>

Lynwood Development Group, LLC. 404-512-4583, represented by John H. Moore, Moore Ingram Johnson & Steele, LLP, 770-429-1499, requests rezoning from OHR to UC.

Property is located on the southeasterly side of Interstate North Parkway, south of Windy Hill Road (between 2225 and 2788 Interstate North Parkway); 17th District, Land Lots 919, 875 & 876, Parcel 3.

Proposed use(s): Residential Condominium

Proposed unit square footage(s):

One bedroom: 800 to 1,200 s.f.

Two bedroom: 1,000 to 1,600 s.f.

Three bedroom: 1,200 to 2,000 s.f.

Proposed building architecture: Brick, stone, stacked-stone, stucco type, hardi-plank.

Proposed selling price(s): \$300,000 to \$850,000

Proposed rental price(s): \$1,100 to \$2,100 monthly

Requested variance(s): None known at this time.

Other pertinent information:

Number of units: 320

Overall density: 56.33 du/a

Building: Single, 5 story building with an attached parking garage

Size of tract is 5.68 acres

Current zoning: OHR

Contiguous zoning is: *North*: O&I (Office & Institutional), GC (General Commercial); *East*: O&I; *South*: O&I; *West*: TS (Tourist Services), GC.

Current land use is RAC (Regional Activity Center), sub-area for Office.

Case manager is Eric Pedersen

Planning Commissioner is Tom McCleskey

District Commissioner is Joe Thompson

Proposed use: Residential Condominiums.

Staff Comments:

Please click for [Preliminary Zoning Analysis](#)

Please click for [Final Zoning Analysis](#)

Staff recommends **DENIAL**:

- The UC zoning district is intended for individual ownership of the units, not for leasing all the units.

- The UC projects previously approved by the Board of Commissioners have not been for leased units; approval of the request may give the applicant an unfair advantage over nearby owner-occupied projects, which are slowly selling units.
- The applicant's proposal would be compatible with other uses in the area, which includes residential, commercial and offices. However, the applicant's proposal would be for leased units, which is not supported by the UC zoning district.
- Additionally, the applicant's proposal includes two substantial variances to the UC zoning district:
 1. Reduce side setback from 35-feet to 10-feet;
 2. Reduce the required number of parking spaces from 560 parking spaces to 480 parking spaces

ECCA position: *OPPOSE. We support the position of the Terrell Mill Neighborhood Association.*

Planning Commission Action (November, unofficial): *CONTINUED* until the December 2, 2008 Planning Commission zoning hearing.

Planning Commission Recommendation (December, unofficial): *Withdrawn without prejudice.*

Board of Commissioners Action (unofficial): *Withdrawn without prejudice.*