



GLPC AGENDA ITEM # 3

NOVEMBER 29, 2021

Rezoning Request by True North Companies File #: VA-2021-18

True North Companies LLC is requesting to rezone 4.48 acres from conditional Office Professional (O-P)(c) to Residential Professional (R-P) – with no conditions. The subject property is located at 2320 North Patterson Street which is at the SW corner of North Patterson Street and Roosevelt Drive. This is directly across the street from South Georgia Medical Center (SGMC). The property is currently split-zoned with the remaining westerly portion of the property (2.19 acres) being zoned R-P(c) and containing a small office building. This westerly portion of the site is NOT part of the subject property for this rezoning request. The total size of the overall site is 6.67 acres, and the applicant is proposing to develop it as a 117-unit apartment complex utilizing one 4-story building. The current O-P zoning does not allow apartments, and so the applicant is proposing to have the entire property under R-P zoning, with the westerly 2.19 acres retaining its original R-P(c) conditions of approval which pertain to special buffering and restricted driveway access onto North Toombs Street, etc.. (see below) On the applicant's site plan, it should be noted that there are areas depicted as "future development" along the outer street frontages. The future uses of these areas are currently planned as offices, but the designs are not yet determined.

The subject property is located within an **Institutional Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning. The subject property is also located within the City's Urban Commercial Corridor Overlay District (UCCOD) which has special architectural and site design standards.

The subject property is part of an original tract of land that was zoned R-15 and consisted of 3 single-family residences on separate large lots. This tract was rezoned from R-15 to O-P(c) in 2002 for a proposed medical office complex. The conditional zoning was later modified and then the property was rezoned from O-P(c) to PMD in 2007 for a proposed 11-story mixed office/retail/residential building with 5-level parking garage. The northernmost former residence was converted to a bank and then a professional office, and the other 2 residences were removed. This proposed mixed-use development never materialized and in late 2010 the property was rezoned "back" to conditional O-P(c) so that it could be marketed for a conventional type office development. The 3 "conditions" of this O-P zoning are as follows:

- (1) The only driveway access onto North Toombs Street shall be in the form of gated emergency access on durable surface as required by the Fire Department.
- (2) Maintain the existing undisturbed vegetative buffer along North Toombs Street for a width of at least 25' adjacent to proposed buildings, and at least 10' adjacent to proposed parking areas. The only encroachments into this buffer shall be for gated emergency access.
- (3) Provide shared common parking and appropriate cross-access easements among the various phases of the development, as needed, to provide coordinated access and adequate parking for the entire development as a whole.

The original NW corner of the property with the converted office/residence was sold to the V-LC Industrial Authority (now VLCDCA) in 2013 as their headquarters, and the rest of the property was re-designed as its own office park with the first building (11,946-sf) being constructed in 2013. In late 2016, the westerly 2.2 acres were rezoned to R-P(c) to allow development of a proposed 36 unit apartment complex to be attached to the existing new office building as its own freestanding development (new developer), but this never materialized. The 4 "conditions" of this R-P zoning are as follows:

- (1) The only driveway access onto North Toombs Street shall be in the form of gated emergency access on durable surface as required by the Fire Department.
- (2) Maintain the existing undisturbed vegetative buffer along North Toombs Street for a width of at least 25' adjacent to proposed buildings, and at least 10' adjacent to proposed parking areas. The only encroachments into this buffer shall be for gated emergency access.