

- (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.
- (4) The building addition shall reflect a similar non-pitched corniced roof design as the existing building.

Today, the overall property remains split-zoned R-P(c) and O-P(c), with only the O-P(c) portion being the Subject Property for this current rezoning request. The existing conditions of approval generally only pertain to that portion of property along the North Toombs Street frontage to the west, and it is good that the applicant is proposing to leave this R-P(c) portion as currently zoned. However, the conditions of approval on the O-P(c) portion of the property no longer carry the same relevance, and with this portion of the property being in command of its own access to North Patterson Street and Roosevelt Drive, these conditions should probably be deleted anyway. The applicant's development proposals since 2010 have all been focused on the "office park" aspect of the development, with only a minor portion being devoted to multi-family use. However, now the overall development scheme is proposed to be a little more than half of the area as multi-family, with the rest as offices. Therefore, it makes good sense to convert the O-P portion to R-P so that the internal zoning boundary is not an obstacle to this development transition.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of R-P zoning to the City Council.