

Southern Village Hotel and Apartments or Office Overview of Project Proposal and Requested Approvals

This request for a Special Use Permit, in conjunction with a request for rezoning, is to enable the redevelopment of property between US 15-501 South and the existing Southern Village Mixed Use Neighborhood and Village Center. The redevelopment will be constructed as a 115- to 125-room hotel. In addition, the applicant is seeking permission to construct on this site either a 68-unit apartment building or a 48,000 square foot office building. All proposed new uses would have parking beneath the buildings. This proposal incorporates approximately 1 acre from the existing Southern Village Apartments, three single-story 1960s era houses on US 15-501 and one vacant lot on US 15-501.

The six applications are as follows:

1. Request for Rezoning of 3.48 acres from R-2 and R-5-C to Mixed Use-Village Arterial.
2. Request for a Special Use Permit for Hotel and Apartment or Office Building on 3.48 acre site adjacent to existing Southern Village Mixed Use Neighborhood and Village Center.
3. Request for Modification of Southern Village Master Plan, to adjust master plan boundary to exclude approximately 1 acre from the existing Master Plan boundary.
4. Request for Modification of Southern Village Apartments Special Use Permit, to adjust Apartments SUP boundary to exclude approximately 1 acre from the existing SUP boundary.
5. Request for Modification of the Village Core Special Use Permit to permit greater flexibility in the ratio of mixed use in the Southern Village - Village Center. The existing Village Core SUP permits the construction of 370,000 SF of buildings with the following caps (upper limits): Office 145,000 SF, Retail 62,500 SF, and Residential 162,500 SF.
6. Request for a Land Use Management Ordinance Text Amendment for Section 3.5.1 Mixed Use Districts (b)(2). This text amendment would add language that when a Mixed Use-Village zoning is proposed adjacent to an existing Master Land Use Plan that includes a Mixed Use Village Center, the requirement for 25% residential may be waived, provided the entire Village Center (including existing and new projects) maintains at least 25% residential and at least 25% office/commercial uses.