



Zoning Committee Recommendation

Rezoning Petition 2022-140

May 2, 2023

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: O-1(CD) (office, conditional)

LOCATION

Approximately 7.07 acres located at the intersection of Zoar Road and Thomas Road, south of Youngblood Road.
(Council District 3 - Watlington)

PETITIONER

F.A. Bartlett Tree Expert Company

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition site is located outside of City Limits near the South Carolina border along the west side of Zoar Road. Just along the east side of Zoar Road and bound by Youngblood and Hamilton Roads is the expansive F.A. Bartlett Research Laboratories and Arboretum. Aside from the open space and research uses, this area is largely populated with single family residential development. The site itself has operated with institutional and residential uses.
- The petition would allow for the reuse of the existing structures to support the F.A. Bartlett's research, educational, dormitory, and office uses. No new structures would be built on the site, maintaining the current contextual sensitivity to the adjacent residential neighborhoods.
- The single family detached home on the site would operate as dormitory for visiting professors, interns, and other guests as specified in the conditional notes. Subsequently, this portion of the site would continue with uses that are compatible with the abutting single

family homes.

- The proposal includes a buffer along the site's southern and western boundaries against residential development.
- The current recommended Neighborhood 1 Place Type is reflective of the R-3 zoning although a majority of the site has historically hosted institutional uses. The application of the Campus Place Type here is appropriate given the uses outlined in the proposal itself as well as the neighboring uses at the F.A. Bartlett Research Laboratories and Arboretum.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Neighborhood 1 to Campus for the site.

Motion/Second: Welton / Harvey

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Russell, Welton

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Russell asked staff if the CDOT request to modify the existing streetscape had been addressed. Staff responded that the petitioner worked with CDOT at length to review what changes could be accommodated and since no new development footprints were being proposed on the site, CDOT rescinded the outstanding issue requesting streetscape improvements.

Commissioner Welton asked why this proposal was deemed inconsistent with the *2040 Policy Map* (2022) and whether the inconsistency was driven by N1 policy or the building forms being proposed. Staff responded that both the proposed uses and the existing development on the site do not conform to Neighborhood 1. If approved, the petition would change the site's *Policy Map* recommendation to Campus, which is compatible against N1 areas.

There was no further discussion of this petition.

PLANNER

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