



Zoning Committee Recommendation

Rezoning Petition 2022-130

May 15, 2023

REQUEST

Current Zoning: B-1(CD) (general business, conditional)
Proposed Zoning: O-1(CD) (office, conditional)

LOCATION

Approximately 1.04 acres located at the northwest intersection of Carmel Road and Little Avenue, north of Pineville-Matthews Road, and east of Johnston Road.
(Council District 6 - Bokhari)

PETITIONER

Thomas Elrod

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 **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The map recommends Community Activity Center place type.

Therefore, 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 site is located along Carmel Road in an area with office and other non-residential uses.
- The site was previously zoned O-1 for office use.
- Office uses are appropriate in the Community Activity Center place type.
- The petition works to improve multi-modal mobility along Carmel Rd. and Little Av. by upgrading the sidewalk facility to a multi-use path along Carmel Rd, eliminating curb cuts on Little Av. and reducing curb cuts on Carmel Rd.
- The proposed site design supports the pedestrian environment by locating the building at the intersection of Little Av. and Carmel Rd.

- The petition could facilitate the following
2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Lansdell / Welton

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 consistent with the *2040 Policy Map*.

Commissioner Lansdell stated that he appreciated the petitions transportation solutions like eliminating the Little Avenue ingress and egress and continuing limit the left turn option onto Carmel Road from Little Ave. The commissioner noted that he felt this part of Carmel is transitioning into a different use pattern. Commissioner Welton asked if the building height was going to change. Staff explained that minimum building height was not changed, (the maximum is per Ordinance). Commissioner Welton asked Commissioner Lansdale what he liked about eliminating the driveway on Little Ave. was it just because it reduces opportunities for conflicts. Commissioner Lansdell explained we have commercial delivery truck parking all along Little Ave., people would use this site as a cut through to make a left onto Carmel Rd. to avoid the right-in/right-out and the 12 foot mixed-use path is a benefit for Carmel Rd. as it expands pedestrian access to the different uses along Carmel Rd.

There was no further discussion of this petition.

PLANNER

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