



Zoning Committee Recommendation

Rezoning Petition 2022-008

March 7, 2023

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: NS and MUDD-O (neighborhood services and mixed-use optional)

LOCATION

Approximately 26.9 acres located in the southeastern corner of the Steele Creek Road interchange with Interstate 485.
(Council District 3 - Watlington)

PETITIONER

Ram Realty Acquisitions V LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-1 in an effort to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be partially **consistent** and partially **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 Community Activity Center place type for the site.
- Development Areas C and D are consistent with the Community Activity Center place type while Development Areas A and B are inconsistent.

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 proposed rezoning is consistent with the Community Activity Center place type recommended for this site.
- The proposed rezoning would improve connectivity to the surrounding properties through extensions of both Rigsby Road and Paragon Drive.
- The proposed rezoning would enhance walkability through the site in the form of a 12' multi-use path along Steele Creek Road and 8' sidewalk along internal streets.
- The housing and neighborhood services proposed in this rezoning would help support the greater Community Activity Center and adjacent commercial node.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity
 - 10: Fiscally Responsible

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* for Development Areas A and B from Community Activity Center Place Type to Commercial Place Type for the site.

Motion/Second: Rhodes / Harvey

Yeas: Rhodes, Gussman, Harvey, Welton

Nays: Lansdell

Absent: Gaston, Russell

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Welton asked specifically why Development Areas A and B were inconsistent with the Community Activity Center place type. Staff responded that the proposed drive through uses were inconsistent.

MINORITY OPINION

Commissioner Lansdell stated that he was concerned about the drive through uses proposed and asks the petitioner to reconsider those uses as part of this petition.

PLANNER

Joe Mangum (704) 353-1908