



Zoning Committee

**REQUEST**

Current Zoning: MUDD-O (Mixed Use Development District, Optional)  
Proposed Zoning: MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)

**LOCATION**

Approximately 10.6 acres bound by the south side of Abbey Place, east side of Park Road, west side of Hedgemore Drive, and north side of Mockingbird Lane.  
(Council District 6 - Bokhari)

**PETITIONER**

Grubb Properties

**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 *2040 Policy Map (2022)* recommends the Community Activity Center Place Type for this site.

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 in a Community Activity Center, which is a priority area to accommodate future growth in an urban, pedestrian-oriented development form.
- The site plan implements the desired mixed-use development concept by committing to ground floor retail space at the corner of Park Road and Mockingbird Lane and by allowing additional ground floor retail space within office and multi-family buildings.
- The development supports walkability by committing to a mix of residential and non-residential components with street level access.
- It also improves pedestrian mobility by providing a pedestrian crosswalk at Park Road and Mockingbird Lane and a network of internal sidewalks connecting the sidewalk along the public streets to buildings, dwelling units, and the centralized public open space.

- The proposal enhances connectivity by adding new streets, which will supplement the existing network.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
- 7: Integrated Natural & Built Environments.

Motion/Second: Winiker / Whilden

Yeas: Lansdell, Neeley, Russell, Sealey, Welton,  
Whilden, Winiker

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 Welton asked for clarification on the number of units. Staff responded that Development Area C would have an increase of 100 units. The other development areas did have conversion/transfer rights from the previous rezoning.

There was no further discussion of this petition.

### **PLANNER**

Michael Russell (704) 353-0225