



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-147

May 15, 2023

REQUEST

Current Zoning: OFC (office flex campus)
Proposed Zoning: MUDD-O (mixed used development, optional)

LOCATION

Approximately 9.94 acres bound by the south side of Fairview Road, east side of Piedmont Row Drive South, and the north and west side of Barclay Downs Drive.
(Council District 6 - Bokhari)

PETITIONER

SouthPark Towers PropCo, LLC

**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 Regional 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 developed with existing office towers with ground floor EDEE use and parking structures.
- The site is in the South Park Regional Activity Center a place type intended for high intensity mixed use development in a walkable form.
- The petition increases the mix of uses on the site.
- The petition would create more opportunities for residents in the area to work, eat and shop.
- The petition improves walkability in the area by installing SouthPark Loop trail along Piedmont Row Dr. and a multi-use path along Fairview Rd. and makes improvements to crosswalks at multiple locations.

- The petition could improve the pedestrian realm through redevelopment that meets MUDD standards, and the replacement of surface parking areas aging parking structures.
- There is bus service for two bus routes (19 and 57) adjacent to the site.
- The proposed increase in allowed building height from 120 ft to 220 ft is offset by commitments to additional open space and provisions for electric vehicle charging.
- Nearest single family home is over 450 ft away on Fairheath Rd.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

Motion/Second: Harvey / Lansdell

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*. Staff also noted that they are working with the petitioner to resolve an issue with a note related to the trigger and timing of Loop Improvements.

Commissioner Lansdell thanked the staff for working with the petitioner to achieve active mobility improvements sooner than later. This area is becoming more walkable community with the types of uses across the street on Fairview Rd. and along Piedmont Row and this is a great opportunity. Commissioner Russell asked about the apartments under construction between the parking decks. Staff explained the imagery is outdated but there was a street view that shows the construction actively taking place and they are much farther along now. Those apartments were entitled through a rezoning for a site to the south, where the Liberty development is located. The Liberty is an age restricted multi-family development. The two apartment buildings were entitled with that same rezoning in the early 2000s.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311