



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-062

March 7, 2023

REQUEST

Current Zoning: R-17MF (multifamily residential)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 0.38 acres located on the east side of Nations Ford Road north of the intersection with Tyvola Road.
(Council District 3 - Watlington)

PETITIONER

Jeff Constantineau

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 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 place type for the site.

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 is inconsistent with the Neighborhood 1 place type designation for this site. However, it is adjacent to Commercial and Campus place types that are developed with a hotel and place of worship, respectively.
- While the proposed NS zoning is inconsistent with the Neighborhood 1 place type recommendation, the current R-17MF zoning is also inconsistent.
- The proposed electric vehicle charging station will support a goal of the city's Strategic Energy Action Plan to reduce reliance on fossil fuels.
- The increasing number of electric vehicles in the community is creating a need for these types of charging stations.
- The petition will replace back of curb sidewalk with 8' planting strip and 6' sidewalk.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 5: Safe & Equitable Mobility

○ 7: Integrated Natural & Built Environments

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

Motion/Second: Lansdell / Welton

Yeas: Gussman, Harvey, Lansdell, Rhodes, Welton

Nays: None

Absent: Gaston, Russell

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Welton asked why the proposal is inconsistent. Staff replied that the proposed EV charging station has been interpreted as a gas station in the ordinance and as such the proposed commercial use is inconsistent with Neighborhood 1 place type.

Commissioner Harvey asked whether this current petition is linked to petition 2018-093 which was approved for single family attached dwellings. Staff replied that the two petitions are completely independent.

Commissioner Welton commented that there were just two members of the neighborhood at the community meeting but if folks want to have input in the process then they need to show up at meetings.

Commissioner Lansdell expressed confliction between the positive impact of supporting emissions free vehicles versus concern over the placement of this charging station. Lansdell asked staff if there is an example of this type of EV charging station elsewhere in the community. Staff replied that this is the first of its kind in the rezoning process.

Commissioner Welton commented that there might be some synergy between the adjacent hotels and the charging station.

Commissioner Lansdell commented that proximity to the airport is a positive.

Chairperson Gussman stated that he wouldn't be inclined to support a gas station in this location but that the EV charging station makes some sense being close to Interstate 77 and the airport.

Commissioner Rhodes stated the she is pleased to see EV charging stations emerge in our city but she is puzzled as to why it would be viewed in the ordinance the same as a gas station.

PLANNER

Joe Mangum (704) 353-1908