



Zoning Committee

**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: R-8MF(CD) (multifamily residential, conditional)

**LOCATION**

Approximately 4.18 acres located on the north side of West Arrowood Road, east of Forest Point Boulevard, and west of Nations Ford Road.  
(Council District 3 - Watlington)

**PETITIONER**

Canvas Residential, 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 **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The Policy Map recommends Neighborhood 1 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 could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
- The parcel is an infill parcel with 1 single family home on a large parcel fronting West Arrowood Road, a major thoroughfare.
- The site isolated from the adjacent single-family homes which are part of the neighborhood to the east.
- There are commercial and hotel uses to the west.
- The proposed single family attached development provides a transition of uses between the commercial to the west and single family detached to the east.
- The proposal limits the building height to be compatible with single family residential zoning.
- The development will provide additional housing types and options to the area.

- Access to bus transit service is within approximately 400 ft to the east and 600 ft to west.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Welton / Barbee  
 Yeas: Barbee, Gaston, Gussman, Harvey, Rhodes, Russell, Welton  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311