



Zoning Committee

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| REQUEST | Current Zoning: R-3 (single family residential) Proposed Zoning: NS (neighborhood services) |
| LOCATION | Approximately 2.192 acres located on the east side of Randolph Road, south of Hodgson Road. (Council District 6 - Bokhari) |
| PETITIONER | MPV 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:

This petition is found to be inconsistent with the *South District Plan*, based on the information from the staff analysis and the public hearing and because:

- The area plan recommends institutional uses.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The site is appropriate for office use given its location on a major thoroughfare on the southern edge of the Cotswold Activity Center; and
- The office use is compatible with and will serve the nearby uses on Randolph Road both within and outside of the Activity Center, including the abutting nursing home and the surrounding residential uses; and
- The office use creates a transition between Randolph Road and adjacent single family uses and buffers adjacent single family lots with a landscape buffer and screening wall; and
- The site design strengthens and supports the desired pedestrian-oriented development form along Randolph Road with the building oriented to the street and the provision of a 12-foot wide multi-use path to facilitate pedestrian activity and connectivity along the corridor.

Motion/Second: McClung / Gussman
Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

A committee member questioned the institutional land use recommendation for the site. Staff noted that the area plan may have taken into account the existing institutional use that abuts the subject property, and potential expansion of that use. The committee member questioned the use of NS as the proposed zoning noting that the petition does appear to provide neighborhood service uses. Another committee member responded that the neighborhood worked with the developer so there were no conflicts. In addition, the site has extended hours, and there is a large residential development geared to seniors being developed across the street, all of which justify the use of the services that will be provided on the site in the NS district.

There was no further discussion of this petition.

PLANNER

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