



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2024-013

July 9, 2024

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**REQUEST**

Current Zoning: OFC (Office Flex Campus)  
Proposed Zoning: CAC-1 (Community Activity Center-1)

**LOCATION**

Approximately 0.24 acres located on the west side of Park Road, south of Seneca Place and north of Cortland Road.

**PETITIONER**

(Council District 6 - Bokhari)  
Above and Beyond Students, Inc.

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 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.

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:

- CAC-1 zones are intended for those areas that are transitioning away from automobile-centric orientation toward a more walkable, well-connected, moderate intensity, mix of retail, restaurant, entertainment, office, and personal service uses, including some residential uses.
- The area surrounding the subject site includes a mix of office, residential structures, many of which have been converted to office and residential support uses, and multi-dwelling development.
- The development standards of the CAC-1 district allow for greater flexibility in design and site elements, such as parking amount and location, while accommodating multiple modes of transportation including walking, bicycling, and automobile.
- CAC-1 zoning district is appropriate as it would align the site's zoning with the site's existing Community Activity

Center Place Type which is the predominate Place Type along both sides of Park Road.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Sealey / Neeley

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

Nays: None

Absent: Winiker

Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

Chairperson Welton asked staff to confirm that the proposal was to go to CAC-1 and if the zoning of the surrounding properties, many of which are houses, would remain the same. Staff responded by confirming that the surrounding area would remain zoned as Office.

There was no further discussion of this petition.

## **PLANNER**

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