



Zoning Committee

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**REQUEST**

Current Zoning: O-1 (office)  
Proposed Zoning: MUDD-O (mixed use development, optional)

**LOCATION**

Approximately 1.827 acres located south of Fairview Road, east of Barclay Downs Drive, and west of Sharon Road.  
(Council District 6 - Bokhari)

**PETITIONER**

Michael Campbell, Dominion Realty

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**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 **consistent** with the *South Park Small Area Plan*, however, the petition is **inconsistent** with the residential density for the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed uses.
- The plan recommends a residential density of up to 20 DUA for the site.

([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 vision articulated in the *SouthPark Small Area Plan* calls for the SouthPark area to transition from a suburban shopping and business environment to a town center composed of a balanced mixture of land uses.
- In addition, the *Centers, Corridors and Wedges Growth Framework* identifies SouthPark as a Mixed-Use Activity Center, a priority area for intensification and urban, pedestrian-oriented development.
- The proposed rezoning is consistent with the vision articulated in the area plan and in the *Centers, Corridors and Wedges Growth Framework*, and is consistent with the overall mix of uses in the area.
- The site plan for this proposal includes a vertical mix of uses and provides active uses on the ground floor oriented to the sidewalk network.
- The site is located on a bus route with a stop at the site.
- While the proposal exceeds the specific density in the area plan the site is appropriate for greater density for reasons stated above.

- The site plan also provides for variations in sidewalk placement and setbacks to preserve existing mature trees and to improve walkability along its frontage of Fairview Road.

The approval of this petition will revise the adopted future land use map as specified by the *SouthPark Small Area Plan*, from single family, multi-family and office uses for the site with a residential density up to 20 DUA to Residential/Office/Retail for the site.

Motion/Second: Gussman / Ham

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan, but inconsistent with the specified density.

A commissioner asked about the unit size and building height. Staff explained that the building was proposed to be up to 185 feet and unit size is not something specified on rezoning plans. Another commissioner asked about resident parking. Staff pointed out the location and access points for the proposed parking deck that is part of the proposed structure.

There was no further discussion of this petition.

## **PLANNER**

John Kinley (704) 336-8311