



Zoning Committee Recommendation

Rezoning Petition 2021-188

March 21, 2022

REQUEST

Current Zoning: I-1, industrial
Proposed Zoning: MUDD(CD), mixed use development,
conditional

LOCATION

Approximately 15.83 acres located along the north and south
side of Rountree Road, east of Interstate 77, and north of
Tyvola Road
(Council District 3 - Watlington)

PETITIONER

Dominion Realty Partners

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 **inconsistent** with the *Woodlawn
Transit Station Area Plan* based on the information from the
staff analysis and the public hearing, and because:

- The plan recommends office and office/industrial-
warehouse-distribution uses.

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 provides housing opportunities within
walking distance to places of employment, commercial
uses.
- The site is located $\frac{3}{4}$ of a mile from the Woodlawn
Transit station.
- The area around Scholtz Rd, Springbrook Rd, and
Rountree Rd, between the site and the station, has
recently seen zoning transitioning from industrial
development to transit oriented development.
- The petition supports the emerging mix of uses in the
area.
- The proposal provides connectivity between Tyvola Rd.
and Old Pineville Rd. by connecting Seventy Center
Drive to Rountree Rd.

The approval of this petition will revise the adopted
future land use as specified by the *Woodlawn Transit*

Station Area Plan, from office and office/industrial-warehouse-distribution use to residential less than or equal to 22 units per acre.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel and Welton

Nays: None

Absent: Spencer

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Welton asked about the condition of Rountree Road. CDOT explained that Seventy Seven Center Drive and Rountree would be connected and the site frontage would be brought up to current standards. Chair Samuel noted that additional development occurring east of the site along Rountree and in the immediate area would likely facilitate further improvements to the road.

There was no further discussion of this petition.

PLANNER

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