



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-007

June 4, 2024

REQUEST

Current Zoning: OFC (office flex campus)
Proposed Zoning: CAC-1 (commercial activity center-1)

LOCATION

Approximately 7.34 acres located at the southeast corner and southwest corner of Executive Center Drive and Albemarle Road. (Council District 5 - Molina)

PETITIONER

Oak Hill Management

**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* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* 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:

- The petition is consistent with the recommended CAC place type.
- The CAC-1 zoning district is intended to accommodate those areas of the City that are transitioning from a more 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 CAC place type is recommended for nearby parcels located along Albemarle Road.
- CATS Local and Express Routes #221, #40X, 46X, and #9 run along Albemarle Road.
- The petition's request for the CAC Place Type should provide access to goods and services, dining, entertainment, and residential for nearby and regional residents.
- The petition is within ½ a mile walkshed of the proposed Eastland Mall Gold Line Stop.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development

Motion/Second: Lansdell / 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*. There was no discussion of this request.

PLANNER

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