



Zoning Committee

REQUEST

Current Zoning: ML-2 (Manufacturing and Logistics-2)
Proposed Zoning: TOD-CC (Transit Oriented Development-Community Center)

LOCATION

Approximately 4.09 acres located on the west side of Old Pineville Road, south side of Scholtz Road, and north side of Rountree Road.
(Council District 3 - Watlington)

PETITIONER

Old Pineville Investments, LLC

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:

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 map recommends Innovation Mixed Use (IMU) 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 proposed TOD-CC zoning allows transit supportive development within 1/3 of a mile walk from the Woodlawn Transit Station.
- The TOD-CC zoning district may be applied to parcels within a 1/2-mile walking distance of an existing rapid transit station.
- TOD-CC zoning supports uses, adaptive reuse and building forms compatible with the recommended IMU place type.
- The site is in an area, near a transit station, that is transitioning from industrial, and warehouse uses to adaptive reuse and transit supportive uses.
- There have been rezonings to TOD-CC zoning in the area and adjacent to the site to the north, west and southwest.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:

- 1: 10 Minute Neighborhoods
- 4: Trail & Transit Oriented Development
- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities.

Motion/Second: Neeley / Lansdell
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Whilden asked if staff from LUESA were present. Staff explained that LUESA provides a memo with their contact information.

Commissioner Lansdell stated he disagreed residential development here due to the industrial and rail activity in the area. While there is a need for housing and this is an infill opportunity but a challenge due to environmental concerns.

Commissioner Whilden read a portion of the LUESA memo that suggests that if residential development is approved that buyers be notified of air quality complaints from the Cargill facility.

Staff reminded the commission that the proposed TOD zoning would allow all uses permitted in the district including housing.

Commissioner Welton noted that a number of other properties adjacent to the site have been zoned TOD and have similar designations that would require sellers to notify buyers of the Cargill facility. Commissioner Welton went on to note that from his personal experience the smell has improved and there was a report from LUESA that stated the site was not an air polluter.

There was no further discussion of this petition.

PLANNER

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