



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-188

May 3, 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 5-0 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: Blumenthal / Welton
Yeas: Blumenthal, Chirinos, Rhodes, Samuel and Welton
Nays: None
Absent: Ham, Spencer
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition stating that the petition had previously come before Zoning Committee and was recommended for approval. However, due to significant changes in the site layout due to a Charlotte water easement staff felt it appropriate to bring the petition back to the Committee. Staff noted the petition is inconsistent with the adopted area plan.

Commissioner Blumenthal asked to confirm amenity space. Staff indicated that the previous commitment for amenity space remained that only the location was changed. The commissioner also asked what the area behind the last buildings around the Duke easement was to be and staff confirmed that the area was tree save and SWIM buffers. The commissioner also asked for confirmation of the planting strip and sidewalk and it was noted that the petition would provide an 8ft planting strip and 8 ft sidewalk along both sides of the public street.

There was no further discussion of this petition.

PLANNER

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