



## Zoning Committee Recommendation

Rezoning Petition 2021-240

June 7, 2022

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### REQUEST

Current Zoning: MUDD(CD), mixed use development, conditional  
Proposed Zoning: MUDD-O, mixed use development, optional

### LOCATION

Approximately 1.67 acres located at the southeast intersection of Abbey Place and Hedgemore Drive, south of Montford Drive and east of Park Road.  
(Council District 6 - Bokhari)

### PETITIONER

Ascent Real Estate Capital, LLC

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### 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 *Park Woodlawn Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail mixed use.

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 site is located in the Park Road mixed use activity center per the *Centers Corridors Wedges Growth Framework*. Activity centers are appropriate for high density residential and mix of uses designed in a walkable, pedestrian friendly form.
- The petition provides space for non-residential uses at the ground floor street frontage.
- The site is located along Abbey Place within ¼ to ½ mile walk from shopping, eating, drinking and entertainment establishments along Montford Drive and in the Park Road shopping center.
- The site is also located adjacent to the Little Sugar Creek Greenway/Cross Charlotte Trail and within ¼ mile walk to the nearest access point.

Motion/Second: Welton / Blumenthal

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

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.

There was no further discussion of this petition.

**MINORITY OPINION  
PLANNER**

John Kinley (704) 336-8311