



Zoning Committee Recommendation

Rezoning Petition 2021-263

August 30, 2022

REQUEST

Current Zoning: O-2 (Office)
Proposed Zoning: MUDD(CD) (Mixed Use Development District, Conditional)

LOCATION

Approximately 2.8 acres located at the northeast intersection of Colwick Road and Chiswick Road, south of Greenwich Road, and east of Randolph Road.
(Council District 6 - Bokhari)

PETITIONER

Colwick Development LLC

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 *2040 Policy Map* recommendation for Area A and **inconsistent** with the *2040 Policy Map* recommendation for Area B based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood 2 place type for the site.

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 site is located adjacent to the Cotswold Neighborhood Center an area intended for higher density residential and non-residential uses.
- The petition provides a transition from the elementary school and single family homes east of the site to the commercial uses west of the site.
- The site walkable to the elementary school, shopping, dining, and employment opportunities.
- The proposed office use replaces an existing office building but the scale of the office is greater than what is supported in the N2 Place type.
- The petition limits the maximum building height to 60 ft for the portion of the site nearest to single family residential uses.

- Commits to a 10.5 ft wide landscaped area planted to Class C standards abutting single family zoned parcel fronting Chiswick Rd.

The approval of this petition will revise the adopted future land use as specified by the *2040 Policy Map*, from Neighborhood 2 to Neighborhood Center for the Area B portion of the site.

Motion/Second: Russell / Gaston

Yeas: Gaston, Gussman, Harvey, Russell, Samuel, Welton

Nays: None

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with *2040 Policy Map* recommendation for Area A and inconsistent with the *2040 Policy Map* recommendation for Area B.

Commissioner Welton asked what the maximum height of the building could be under O-2. Staff responded that they did not have the exact answer but could follow up unless the petitioner's agent knew the answer. Collin Brown stated that it would depend on setbacks provided but for comparison there is an 80 ft building on the block.

Commissioner Welton asked about the sidewalk improvements and staff noted that the change was to clarify that an 8ft sidewalk would be installed on both street frontages.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311