



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-038

October 4, 2022

REQUEST

Current Zoning: I-2 and MUDD-O (general industrial and mixed use development district, optional)
Proposed Zoning: TOD-CC (transit-oriented development, community center)

LOCATION

Approximately 8.80 acres bound by the south side of Yancey Road, north side of Southside Drive, and west side of Old Pineville Road.
(Council District 3 - Watlington)

PETITIONER

The RMR Group, 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 policy map recommends Community Activity Center for the site.

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 within a ½-mile walk of the Scaleybark Station.
- The TOD-CC zoning district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station or within a ½-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The rezoning of this parcel will allow the site to be redeveloped for transit-supportive uses.
- The site is directly adjacent to a number of parcels zoned TOD-CC and TOD-TR and is generally located in an area along Old Pineville Road that is transitioning away from light industrial uses to more varied uses compatible with transit and pedestrian environments.
- The rezoning of this site to TOD-CC would be consistent with the approved place type.

- The use of conventional TOD-CC zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- 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: Welton / Gaston

Yeas: Barbee, Gaston, Gussman, Harvey, Rhodes,
Russell, 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 *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902