



Zoning Committee

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**REQUEST**

Current Zoning: MUDD-O (mixed use development district, optional)  
Proposed Zoning: MUDD-O SPA (mixed use development, optional) with five-year vesting rights

**LOCATION**

Approximately 23.38 acres located on the north side of West Tyvola Road, south of Yorkmont Road.  
(Council District 3 - Mayfield)

**PETITIONER**

Pope & Land Enterprises, Inc.

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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:

This petition is found to be consistent with the *Southwest District Plan*, based on the information from the staff analysis and the public hearing and because:

- The petition is consistent with the *Southwest District Plan* recommendation for residential/office/retail uses, as amended by rezoning petition 2007-082.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The current zoning for the overall City Park development allows for a mixture of multi-family residential, office, and retail; and
- The proposed site plan amendment will allow 260 townhouse units or single family residential in an area originally proposed for office and multi-family residential uses; and
- When incorporated with the rest of the City Park development, the request adds to the continuation of a mix of uses envisioned by the original rezoning; and
- The proposed townhouse development, along with existing single family attached and apartments in City Park, provide for a variety of housing types, and are located in close proximity to employment centers located in the Billy Graham Parkway area as well as the airport.

Motion/Second: McClung / McMillan

Yeas: Fryday, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None  
Absent: Gussman  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the request and it was noted that the petitioner submitted the administrative amendment that reconciles development entitlements and transportation commitments. It was indicated that staff continues to work the petitioner to resolve any issues pertaining to the administrative amendment prior to City Council. Staff recommended approval of the request and that it is consistent with the *Southwest District Plan*.

There was no further discussion of this petition.

#### **PLANNER**

Claire Lyte-Graham (704) 336-3782