



Zoning Committee

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**REQUEST**

Current Zoning: O-1(CD) (office, conditional)  
Proposed Zoning: O-1 (office)

**LOCATION**

Approximately 3.22 acres located on the west side of John Adams Road, north of W. Mallard Creek Church Road.  
(Council District 4 - Phipps)

**PETITIONER**

Collin Wolff

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**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:

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

- The area plan recommends office and retail uses for the site.

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 site is located on the west side of John Adams Road, north of W. Mallard Creek Church Road; and
- The site is adjacent to large lot residential that is currently zoned R-3; however, those parcels and all surrounding parcels are recommended to be redeveloped for a mix of office, retail, and research uses over time. The proposed O-1 district is compatible with those future uses; and
- The O-1 zoning district allows office uses that are consistent with the vision for a Neighborhood Center in this area; and
- There are no critical infrastructure projects, connections, or unique conditions that would warrant a conditional rezoning for this site.

Motion/Second: Watkins / Gussman

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

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the conventional petition and noted

that it is consistent with the adopted area plan.  
There was no further discussion of this petition.

**PLANNER**

Sonja Sanders (704) 336-8327