



Zoning Committee

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**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: O-2(CD) (office, conditional)

**LOCATION**

Approximately 0.31 acres located off Drexmore Ave, south of E. Woodlawn Rd, west of Park Rd  
(Council District 6 - Bokhari)

**PETITIONER**

4400 Park Rd, 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:

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

- The plan recommends single family residential for this site.

However, 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 petition provides relief for residents from parking on Drexmore Avenue by providing parking for office and business uses off-street, on site.
- It allows the residents of Drexmore Avenue better access to on-street parking.
- It provides buffers and screening between parking and single family homes.

The approval of this petition will revise the adopted future land use as specified by the *Park Woodlawn Area Plan*, from single family residential to office for the site.

Motion/Second: Wiggins / McClung

Yeas: Gussman, Ham, McClung, Spencer, Nwasike, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

A commissioner noted that they disagreed with staff because they find it difficult to find places to park in the area; the proposal provides a way to solve the problem, and could also be used by residents.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311