



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2019-130

January 2, 2020

---

---

**REQUEST**

Current Zoning: MUDD(CD) (mixed use development, conditional)  
Proposed Zoning: MUDD(CD) SPA (mixed use development, conditional, site plan amendment)

**LOCATION**

Approximately 0.43 acres located on the west side of Park Road and north side of Drexel Place.  
(District 1 – Egleston)

**PETITIONER**

Greenway Holdings, 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:

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

- The plan recommends residential/office/retail land uses for this 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 petition proposes an office building at the corner of Drexel Place and Park Road, consistent with the plan and consistent with the depth of other commercial property depths along Park Road.
- The project removes a single-family home to create additional parking; however it also provides cross access for residents on Drexel Place to access the traffic signal at Heather Lane.
- The project will provide an enhanced streetscape and pedestrian improvements in the form of planting strips and sidewalks
- The project proposes to install a five-foot wide waiting pad for CATS bus route #19 on Park Road.

Motion/Second: Wiggins / Nwasike

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

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the requested site plan amendment, noting that there were no outstanding issues. Staff stated the request is consistent with the adopted area plan.

A Commissioner expressed support for the site plan amendment because it would result in a decrease in vehicular trips.

**PLANNER**

Claire Lyte-Graham (704) 336-3782