

## Petition 2020-024 by Michael Campbell, Dominion Realty

### To Approve:

This petition is found to be **consistent** with the *South Park Small Area Plan*, however, the petition is **inconsistent** with the residential density for the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed uses.
- The plan recommends a residential density of up to 20 DUA 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 vision articulated in the *SouthPark Small Area Plan* calls for the SouthPark area to transition from a suburban shopping and business environment to a town center composed of a balanced mixture of land uses.
- In addition, the *Centers, Corridors and Wedges Growth Framework* identifies SouthPark as a Mixed-Use Activity Center, a priority area for intensification and urban, pedestrian-oriented development.
- The proposed rezoning is consistent with the vision articulated in the area plan and in the *Centers, Corridors and Wedges Growth Framework*, and is consistent with the overall mix of uses in the area.
- The site plan for this proposal includes a vertical mix of uses and provides active uses on the ground floor oriented to the sidewalk network.
- The site is located on a bus route with a stop at the site.
- While the proposal exceeds the specific density in the area plan the site is appropriate for greater density for reasons stated above.
- The site plan also provides for variations in sidewalk placement and setbacks to preserve existing mature trees and to improve walkability along its frontage of Fairview Road.

The approval of this petition will revise the adopted future land use map as specified by the *SouthPark Small Area Plan*, from single family, multi-family and office uses for the site with a residential density up to 20 DUA to Residential/Office/Retail for the site.

### To Deny:

This petition is found to be **consistent** with the *South Park Small Area Plan*, however, the petition is **inconsistent** with the residential density for the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed uses.
- The plan recommends a residential density of up to 20 DUA for the site.

(However, we find) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**