



## Zoning Committee Recommendation

Rezoning Petition 2020-090

November 4, 2020

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### REQUEST

Current Zoning: R-22MF (multifamily residential)  
Proposed Zoning: TOD-TR (transit oriented development – transit transition)

### LOCATION

Approximately 1.566 acres located along the south side of Watson Drive, the west of Remount Road, and north of West Boulevard.  
(Council District 3 - Watlington)

### PETITIONER

Remount, LLC

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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 inconsistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The *Central District Plan* recommends multifamily residential uses up to 22 units per acre.

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 subject site is approximately .35 mile walk of the proposed Remount Road Transit Station on the LYNX Silver Line.
- Use of conventional TOD-TR (transit oriented development-neighborhood center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- CATS staff is in the process of refining the LPA and will begin station area planning in 2021 which will include urban design, land use and infrastructure recommendations. CATS is supportive of zoning districts that allow transit-oriented development form and density within 1 mile of transit stations.

The approval of this petition will revise the adopted future land use from multifamily residential uses up to 22 dwelling units per acre as specified in the *Central District Plan* to transit oriented development for the site.

Motion/Second: Barbee / Nwasike  
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton  
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 asked from a comprehensive perspective if TOD-TR is appropriate at this location. Staff responded that the TOD-TR serves as a transitional district and that it appropriate next to residential zoning. Staff further stated there is not yet a huge market for true TOD in this immediate area. Staff explained that while there are some uses allowed in TOD-TR of concern, TOD-NC allows for more intensified development and more height.

The Commissioner responded that Silver Line yet to be funded and that potential realization of this line is 5-10 years down the road. The Commissioner stated that placing TOD along this line seems premature with the market will change in the meantime. Staff responded upzoning would be a possibility in the event the market changes, but for the time being TOD-TR is the more appropriate district under the current conditions.

Another Commissioner as if more TOD-TR could be expected in the area. Staff responded that it depends upon certain conditions, including proximity to single family uses and context. Staff added that another TOD zoning district might be considered for sites closer to Wilkinson Boulevard.

There was no further discussion of this petition.

#### **PLANNER**

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