



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-035

July 6, 2021

REQUEST

Current Zoning: I-1 (light industrial) and I-2 (general industrial)
Proposed Zoning: MUDD-O (mixed use development district, optional)

LOCATION

Approximately 3.99 acres located on the west side of Westpark Drive, east of Highway 77, south of Tyvola Road and west of Old Pineville Road.
(Council District 3 - Watlington)

PETITIONER

Argosy Real Estate Partners IV, LLC

**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 *with the Tyvola & Archdale Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office, industrial-warehouse-distribution uses

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 proposes adapted reuse of the existing hotel structure for multi-family residential use or continued use for a hotel.
- The residential use supports the surrounding office, industrial and distribution uses and nearby commercial uses by providing housing opportunities for potential employees of the businesses.
- The site is .85 mile from the Tyvola transit station via Griffith Road and Old Pineville Rd.

The approval of this petition will revise the adopted future land use as specified by the *Tyvola & Archdale Transit Station Area Plan*, from office, industrial-warehouse-distribution uses to residential/office/retail use for the site.

Motion/Second: Welton / Ham

Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Chirinos
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311