



## Zoning Committee Recommendation

Rezoning Petition 2021-074

October 5, 2021

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### REQUEST

Current Zoning: B-2 (general business)  
Proposed Zoning: TOD-NC (transit oriented development – neighborhood center)

### LOCATION

Approximately 10.58 acres located on the west side of South Boulevard, east of Old Pineville Road, and south of Archdale Drive.  
(Council District 3 - Watlington)

### PETITIONER

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

- The Plan recommends office/retail use.

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 site is just over a ½ mile walk Archdale Station and approximately ¾ miles walk to the Arrowood Station on the LYNX Blue Line.
- The property directly north of the site is zoned TOD-CC (transit oriented development – commercial center).
- Use of conventional TOD-NC 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.

The approval of this petition will revise the adopted future land use as specified by the *Tyvola & Archdale Transit Station Area Plan*, from office/retail use to transit oriented development use for the site.

Motion/Second: Welton / Chirinos  
Yeas: Chirinos, Ham, Rhodes, Samuel, Spencer and Welton  
Nays: None  
Absent: Blumenthal  
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**

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