



Zoning Committee

REQUEST

Current Zoning: N1-D (Neighborhood 1-D)
Proposed Zoning: TOD-NC (Transit Oriented Development – Neighborhood Center)

LOCATION

Approximately 0.52 acres located on the south side of Peterson Drive, west of Heriot Avenue, and north of Yancey Road.
(Council District 3 - Brown)

PETITIONER

The RMR Group 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:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type for the site.

However, 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 site is adjacent to properties zoned TOD-NC and TOD-TR and recommended for Community Activity Center place type.
- The site is less than ½ mile from the Scaleybark Blue Line station. TOD-NC may be applied within a 1 mile walking distance of an existing rapid transit station.
- Though inconsistent with the recommended Neighborhood 1 place type, TOD-NC mandates a high level of design standards. Furthermore, the UDO limits building height within 100' of Neighborhood 1 place type to 50' and within 200' to 65'.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - o 1: 10 Minute Neighborhoods
 - o 4: Trail & Transit Oriented Development
 - o 5: Safe & Equitable Mobility
 - o 6: Healthy, Safe & Active Communities

o 10: Fiscally Responsible

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 place type to Community Activity Center place type.

Motion/Second: Winiker / Neeley
Yeas: Neeley, Russell, Sealey, Welton, Whilden, Winiker
Nays: None
Absent: Lansdell
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908