



Zoning Committee

REQUEST

Current Zoning: OFC (office)
Proposed Zoning: N2-B (neighborhood 2-B)

LOCATION

Approximately 8.83 acres located on the west side of Executive Center Drive, south of Albemarle Road, and west of Farm Pond Lane.
(Council District 5 - Molina)

PETITIONER

Oak Hill Management

**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** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Campus place type.

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 subject property is within ½ mile of a major transportation corridor.
- The subject property is within ½ mile walkshed of a proposed major trail access point.
- The subject property is within ½ mile of an Activity Center and Campus place type.
- The subject property is within an Access to Housing Gap and the petition supports the Equitable Growth Framework (EGF).
- The subject property meets the preferred five acre minimum for a place type amendment.
- The subject property abuts acreage zoned R-12MF(CD) with a N2 place type and developed with multi-family residential units.
- The following preferred transitions are present with this petition: Parks and Preserves, and Campus.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:

- 1: 10 Minute Neighborhoods
- 4: Trail & Transit Oriented Development

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from current recommended Campus Place Type to new recommended Neighborhood 2 Place Type for the site.

Motion/Second: Sealey / Stuart
 Yeas: Blumenthal, McDonald, Sealey, Shaw, Stuart, Winiker
 Nays: None
 Absent: Neeley
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*. Commissioner McDonald expressed support for the petition as it adds a new use to an underutilized office park.

There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782