



Zoning Committee

REQUEST

Current Zoning: O-15(CD) (Office, Conditional)
Proposed Zoning: CAC-1(CD) (Community Activity Center-1, Conditional)

LOCATION

Approximately 1.4 acres located along the north side of Pineville-Matthews Road and the west side of Arboretum Drive. (Council District 7 - Driggs)

PETITIONER

Arbo, LLC

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:

To Approve:

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

- The *2040 Policy Map (2022)* calls for the Community Activity Center Place Type.

Therefore, 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 proposed rezoning encourages moderate-to high-density mixed-use developments consistent with the Community Activity Center Place Type.
- The CAC-1 zoning district would enable the site to support a mix of uses that are compatible with the surrounding area, which includes residential and office developments. The area is transitioning toward a blend of uses, particularly along the Pineville-Matthews Road corridor. This corridor is increasingly characterized by retail establishments, medical offices, and businesses.
- The proposed rezoning includes limitations on building height and floor area, ensuring that new development will maintain an appropriate scale and character in relation to neighboring properties.
- CATS will require an upgrade of an existing bus stop to an ADA-compliant bus standard detail 60.01A along Pineville-Matthews Rd. The final location will be coordinated with the developer during the Land Development process.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

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

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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