



Zoning Committee

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**REQUEST**

Current Zoning: MUDD-O (mixed-use development, optional)  
Proposed Zoning: MUDD-O SPA (mixed-use development, optional, site plan amendment)

**LOCATION**

Approximately 23.89 acres located on the south side of W. Arrowwood Road, west of Whitehall Executive Center Drive.  
(Council District 3 - Watlington)

**PETITIONER**

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**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:

This petition is found to be **consistent** with the *Steele Creek Area Plan* with respect to land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of residential/office and/or retail for the site.

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 site plan is consistent with the Steele Creek Area Plan recommendation for residential/office and/or retail land uses for this site and surrounding area.
- The site is within the Whitehall/Ayrsley Mixed-Use Activity Center, as per the Centers, Corridors and Wedges Growth Framework.
- The plan does not specify that the land use needs to be mixed, instead it allows for either residential/office and/or retail land uses to be developed in a compact pedestrian friendly form.
- Multi-family development is appropriate at this location as it already exists adjacent to the site, is near retail, and is overall well-connected from a transportation standpoint as the site is proximal to transit (bus) and interstates.

Motion/Second: Barbee / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

Joe Mangum (704) 353-1908