



Zoning Committee

---

---

**REQUEST**

Current Zoning: BD(CD) (business distributive, conditional), I-1 (light industrial), and R-3 (single family residential)  
Proposed Zoning: O-2 (general office)

**LOCATION**

Approximately 2.962 acres located south of Arrowood Road, north of Hanson Road, and east of Microsoft Way.  
(Council District 3 - Watlington)

**PETITIONER**

RIAB Properties, 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:

This petition is found to be consistent with the *Southwest District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office land uses for the site.

Therefore 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:

- Portions of the site are already zoned for non-residential uses.
- The surrounding area is already developed with office and business park uses.
- The site is located within an appropriate location for office uses in close proximity to the Arrowood Road and Interstate 77 interchange.

Motion/Second: Wiggins / Gussman

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

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**

Lisa Arnold (704) 336-5967