



Zoning Committee

REQUEST

Current Zoning: O-1 (office) and MUDD(CD) (mixed use development district, conditional)
Proposed Zoning: MUDD-O (mixed use development district, optional) with 5-year vested rights.

LOCATION

Approximately 8.5 acres located along the east and west side of Hedgemore Road, south of Woodlawn Road, and west of Selwyn Avenue.
(Council District 6 - Bokhari)

PETITIONER

Levine Properties, Inc.

**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 *Park Woodlawn Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential/office/retail uses.

Therefore we find this petition to Choose an item. public interest based on information from the staff analysis and the public hearing and because:

- The site is within the Park Woodlawn Activity Center as identified by the *Centers, Corridors and Wedges Growth Framework (CCW)*.
- The *Park Woodlawn Area Plan* and *CCW* both recommend creating mixed use, urban, walkable development patterns within Activity Centers.
- The plan proposes a mixture of uses by maintaining the existing office building, redeveloping surface parking and developing a vacant portion of the site with residential, office, hotel and business uses.
- The proposal reduces surface parking lots and creates walkable and pedestrian friendly development with active ground floor uses, along the streets.
- The petition creates a denser development pattern to help establish the area as part of the core of the Activity Center, as recommended by the area plan.

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 a question about the requested technical revision for environment. Staff explained a couple notes were requested that go above and beyond the Ordinance requirements to deal with potential downstream impacts, the requested notes are typically requested by Stormwater staff when a development is near an impaired stream.

There was a question about connection to the Cross Charlotte Trail and the slated completion of construction of the segment near the site. Staff explained that a bridge crossing the creek is located just south of the site and there is a connection to the north at Woodlawn Road. Construction is slated to go through to the end of 2021.

There was no further discussion of this petition.

PLANNER

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