



Zoning Committee

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**REQUEST**

Current Zoning: I-1 (Industrial)  
Proposed Zoning: MUDD-O (Mixed-Use Development District-Optional)

**LOCATION**

Approximately 0.48 acres located north of Freedom Drive, south of Thrift Road, and east of Berryhill Road.  
  
(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 **inconsistent** with the *Bryant Park Land Use & Streetscape Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of office, retail, and industrial uses.

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 Bryant Park Land Use & Streetscape Plan supports retail use on the site.
- While the land use plan doesn't account for residential use on the site, recent developments, including the approved rezoning 2017-080, have brought residential uses closer to the site.
- The proposed retail at the site would support the growing number of residential units that have been developed in the vicinity of the site in recent years.
- The petitioner is proposing to preserve the form of the existing structure, which was built in 1954.

The approval of this petition will revise the adopted future land use as specified by the *Bryant Park Land Use & Streetscape Plan*, from a mix of office, retail, and industrial uses to a mix of residential, office, and retail for the site.

Motion/Second: Welton / Barbee  
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 inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Joe Mangum (704) 353-1908