



Zoning Committee

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**REQUEST**

Current Zoning: O-2(CD) (office, conditional)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 18.95 acres located on the north side of Marvin Road, the west side of Johnston Road, and south of Providence Road West.  
(Council District 7 - Driggs)

**PETITIONER**

Crescent Communities

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 4-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the **inconsistent** with the *South District Plan* and **consistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing and because:

- The plan recommends office use as amended by petition 2018-014; and
- The *General Development Policies* supports residential over 17 units per acre.

However 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:

- The previous rezoning allowed for a hospital and medical office which is now planned and approved for the east side of Johnston Road. Prior to the hospital rezoning the site was recommended for institutional use.
- While the plan does not call for residential uses on the site, the proposed residential is compatible with the surrounding multi-family and non-residential uses.
- The proposal would introduce residential dwelling units to the area along Ballancroft Parkway which includes a mixture of retail, office, hotel and institutional uses creating a mixed use node.
- The proposal completes the connection of Ballancroft Parkway between Providence Road West and Marvin Road.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from office use to residential use greater than 22 DUA for the site.

Motion/Second: Blumenthal / Barbee  
Yeas: Barbee, Blumenthal, Samuel, and Welton  
Nays: None  
Absent: Kelly and Nwasike  
Recused: McMillan

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but the density proposed is supported by the *General Development Policies*.

A commissioner noted concern with school impacts.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311