



Zoning Committee

REQUEST

Current Zoning: TOD-UC (transit-oriented development-urban center)

Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 3.50 acres located along the east side of Camden Road, north of East Boulevard, and west of South Boulevard. (Council District 3 - Watlington)

PETITIONER

White Point Partners

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *South End Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends transit-oriented development.

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 adopted plan recommends transit-oriented development for the entire rezoning site and the proposed conditions of the MUDD district incorporate TOD standards that would implement the goals of the plan.
- The TOD-UC standards will be applied to the rezoning site.
- The TOD-TR standards will be applied to the existing pharmacy with accessory drive through on a portion of the site. The accessory will be redesigned to be internal to the site.
- The subject site is within 200 feet of the East/West Light Rail Station.
- Use of TOD-UC zoning applies standards and regulations to create the desired form and intensity of transit supportive development.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

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

ZONING COMMITTEE DISCUSSION

Staff presented the petition to the Commission, noting the request proposes to incorporate TOD UC standards to preserve Dilworth Artisan building and allow redevelopment, provide green space, and retain the existing Walgreens drive-through via an optional provision. Staff explained that the petitioner's project team mistakenly added uses and square footages to the revised site plan while working through transportation items. Staff noted that the development information noted on the site plan would be removed and will not impact the outcome of the request. Staff explained that rather than rezone the site to 2 different zoning districts, the proposed MUDD is being used to accommodate the drive-through while maintaining TOD design standards. Staff noted that the inconsistency with the adopted plan is a technicality and that the outcome will still be a development designed to TOD standards including TOD-TR for the existing drive-through.

A Commissioner asked about revising standards to allow drive through not visible from street and long-term goals. Staff noted other alternatives are being explored for certain auto oriented uses that still need that flexibility. Another Commissioner expressed concern over setting a precedent with this petition and creating an undesired Domino Effect.

There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782