



Zoning Committee

REQUEST

Current Zoning: MUDD-O (Mixed-Use Development District, Optional)

Proposed Zoning: MUDD-O SPA (Mixed-Use Development District, Optional, Site Plan Amendment)

LOCATION

Approximately 1.66 acres located on the eastern corner of the intersection of W Tyvola Road and Potomac River Parkway and western corner of the intersection of W Tyvola Road and Speer Boulevard.

(Council District 3 - Watlington)

PETITIONER

Apollo Holding Company LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-1 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 mixed-use development, as was previously amended under rezoning petitions 2007-082 and 2018-001.

Therefore, 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 petition is consistent with the mixed-use recommendation for the site.
- Through rezoning petition 2018-001, one drive-through service window was previously approved for the site.
- Drive-through service windows were previously approved on adjacent parcels fronting Tyvola Road.
- The petition commits to screening of drive-through service lanes from view of public streets.

Motion/Second: Welton / Chirinos

Yeas: Chirinos, Ham, Rhodes, Samuel, and Welton

Nays: Spencer

Absent: Blumenthal

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Committee member Spencer questioned how a petition that only meets one goal of the 2040 comprehensive plan could receive a recommendation for approval.

There was no further discussion of this petition.

MINORITY OPINION

The petition does not align with the goals of the 2040 comprehensive plan, strategic energy action plan, or the city's vision to promote multimodal development.

PLANNER

Joe Mangum (704) 353-1908