



Zoning Committee

REQUEST

Current Zoning: I-2 (industrial)
Proposed Zoning: TOD-CC (transit oriented development, commercial center)

LOCATION

Approximately 4.44 acres located on the north side of Rountree Road, south side of Scholtz Road, west of Old Pineville Road (Council District 3 - Watlington)

PETITIONER

Carolina Capital Real Estate 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 *Woodlawn Transit Station Area Plan* based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/industrial-warehouse-distribution use.

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 site is just over a 1/3 mile walk from the Woodlawn Station and approximately 3/4 miles walk to the Tyvola Station on the LYNX Blue Line.
- Property to the northeast, across Scholtz Road is zoned TOD-CC.
- Use of conventional TOD-CC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan*, from office/ industrial-warehouse-distribution use to transit oriented development for the site.

Motion/Second: Blumenthal / Chirinos
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel,
Spencer and Welton
Nays: None
Absent: Rhodes
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

John Kinley (704) 336-8311