



Zoning Committee

REQUEST	Current Zoning: O-15(CD) (office, conditional) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 5.4 acres located on the southeast corner of Pineville-Matthews Road and Providence Road.
PETITIONER	Council District 7 - Driggs Childress Klein Properties, Inc.

**ZONING
COMMITTEE
ACTION
VOTE**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Motion/Second: Majeed / McMillan
Yeas: Fryday, Ham, Majeed, McMillan, Sullivan and Watkins
Nays: None
Absent: McClung, Nelson and Spencer
Recused: None

**ZONING
COMMITTEE
DISCUSSION**

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

Staff noted that the outstanding issues had been addressed and noted that a change was made to a note related to the proposed traffic signal at Beckmore Place to commit to the contribution of \$150,000 dollars for additional transportation improvements in the area which may include the proposed traffic signal or other improvements identified by CDOT.

A commissioner stated they struggled with the petition because they were having a hard time seeing how the project fit into the City's goals of creating a 21st century city relating to the livable cities principles we discuss. A commissioner shared that they thought the petitioner had a lot of interaction with the surrounding community. A commissioner agreed and noted that the petitioner had received some support from the neighboring residents. Another commissioner shared that they liked the pedestrian connectivity the project provided. Several commissioners wondered how the area where the rezoning is located may change or be recommended for change in the future based on Place Types. A commissioner stated that they felt the area was developed in a traditional suburban way and the petitioner is doing what they can to create connectivity.

There was no further discussion of the petition.

**ZONING
COMMITTEE
STATEMENT OF**

The Zoning Committee voted 6-0 (motion by McMillan seconded by Watkins) to adopt the following statement of consistency:
The proposed rezoning is inconsistent with the *South District Plan*

CONSISTENCY

based on information from the staff analysis and the public hearing, and because:

- The plan recommends office use for subject site.

However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- The subject property is located within the Arboretum Mixed Use Activity Center, as identified by the *Centers, Corridors and Wedges Growth Framework*; and
- Activity centers are priority areas to accommodate future growth in an urban, pedestrian-oriented development form:
 - Mix of uses: The proposed retail and office uses replace the existing auto-oriented office/bank branch environment with a more walkable mixed use form of development; and
 - Walkability and urban open spaces: The proposed site plan includes two urban plazas, providing public gathering spaces for the development. The open spaces and on-site sidewalks link principal entrances of the office and retail uses. They also provide a walkable connection with the property to the east, and a sidewalk connection along Arboretum Shopping Center Drive; and
 - Shared parking: The petition converts the surface parking to structured parking shared by all uses on the site, resulting in a more efficient use of the property, and
 - Landscaping: The proposed site plan maintains a wide setback with preservation of landscaping elements and trees along Providence Road and Pineville Matthews Road.
- The plan provides for transportation mitigation measures and, in addition, improved pedestrian facilities to alleviate an increase in traffic volume.

Planner:

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