



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 4.65 acres located on the north side of West Tyvola Road, east of South Stream Boulevard, south of Billy Graham Boulevard. (Council District 3 - Mayfield)
PETITIONER	Apollo Holding Company, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY The Zoning Committee voted 7-0 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 petition is consistent with the *Southwest District Plan* recommendation for a mix of residential/office/retail uses for the overall City Park Development as amended by rezoning petition 2007-082.

Therefore, 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 current zoning for the site allows specific commercial uses with drive-through accessory windows, but does not allow vehicular maneuvering between the uses and the streets; and
- The adjoining site was recently rezoned by petition 2016-071 to allow for an increase in the number of drive-through windows for eating/drinking/entertainment establishments; and
- The proposed site plan amendment allows an additional drive-through window and allows maneuvering for the drive-through service lane along West Tyvola Road, consistent with the highway oriented environment; and
- The pedestrian oriented design, with buildings along the street and parking to the side or rear, is maintained on Potomac River Parkway and Speer Boulevard, the priority pedestrian-oriented streets located on the interior of the development.

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. There was one outstanding issue from the City Arborist regarding the raised landscaped median on Tyvola Road. The petitioner has responded to this request, however, staff has not heard back from the City Arborist as to whether their approach is acceptable.

A Commissioner asked how the petition is inconsistent with the specific limitation on uses with associated drive-through service windows. Staff responded that they are requesting an optional to allow maneuvering between the building and the street. In addition, they are asking for one additional drive-through service window.

There was no further discussion of this petition.

Planner

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