



Zoning Committee

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<b>REQUEST</b>	Current Zoning: B-1SCD (business shopping center district) Proposed Zoning: TOD-M (transit oriented development, mixed-use)
<b>LOCATION</b>	Approximately 3.16 acres located on the west side of Old Pineville Road and south of Kings Ridge Drive. (Council District 3 - Mayfield)
<b>PETITIONER</b>	LCRE Arrowood, LLC

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**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 consistent with the *Arrowood Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends transit oriented development.

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 subject site is within 1/2-mile walk of the Arrowood Road Station on the LYNX Blue Line; and
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current shopping center district zoning; and
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations consistent with the form and intensity of transit supportive development; and
- TOD (transit oriented development) standards include requirements for streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

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

**ZONING COMMITTEE** Staff provided a summary of the petition and noted that it is

**DISCUSSION**

consistent with the adopted area plan.

A committee member asked if there was any relationship between petition 2018-017 and petition 2018-020. Staff responded that the petitions were brought by two different owners, but both petitions are located in the old Walmart shopping center.

There was no further discussion of this conventional petition.

**Planner**

Michael Russell (704) 353-0225