



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed use development, optional)
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment)

LOCATION

Approximately 36.06 acres located on the west side of Providence Road between Cloister Drive and Knob Oak Lane and across from Strawberry Hill Drive.
(Council District 6 - Bokhari)

PETITIONER

NR Pinehurst Property Owner LLC

**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 *South District Plan* as amended by petition 2016-032 based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential at less than or equal to 17 dwelling units per acre.

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 rezoning is for entitlements up to 830 units, which all traffic impacts were mitigated for in the previous rezoning that resulted in 581 units.
- While the district plan identifies the intersection of Providence and Fairview Road for a neighborhood center, this area around the rezoning has organically developed into more of an activity center with a mix of uses, pedestrian improvements, and road improvements through redevelopment and prior rezoning approvals. An activity center would be acceptable for this type of density.
- Pedestrian improvements have been constructed as part of the previous rezoning for this site, which include a crossing to allow pedestrians to safely cross Providence Rd. to get to the Strawberry Hill mixed use area.
- There are multiple bus options and stops in the immediate vicinity of the rezoning to serve the residents living in the community.
- The petition commits to provide a workforce housing program to include no fewer than 42 of the units located on the site

(equal to 5% of the additional units added to the site as part of the petition) for a period no less than 15 years maintain monthly rents that are income restricted for households earning 80% or less of AMI. Once building 6 is constructed a minimum of 25 of the proposed 42 workforce housing units will be located within building 6.

- The petition provides a commitment to maintain (not demolish or redevelop), for a minimum of 5 years a minimum of 130 of the existing older units (those constructed around 1967). The petitioner reserves the right to reduce the 130 units by 10% if during construction plan review for building 6 it is determined that they cannot be preserved due to engineering constraints and/or requirements associated with building 6.
- The new buildings on the site will be built to meet national green building standards.

The approval of this petition will revise the adopted future land use as specified by *South District Plan*, from current residential use at less than or equal to 17 DUA to residential use at greater than 22 units per acre for the site.

Motion/Second: Spencer / Gussman

Yeas: Gussman, Ham, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: McClung

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. Staff also noted that the petitioner reduced the number of proposed units to a total of 830, provided additional commitments for affordable housing and added a commitment that the new building would be built to nationally recognized green building standards.

A commissioner made a comment of concern about the traffic and school impacts but would support the petition. Another commissioner stated they suspected that the school districts would likely be redrawn in the future which could alleviate the school impact.

A commissioner asked about spreading out the affordable housing units across the site. The committee suspended the rules to allow the petitioner's agent to respond. Keith MacVean representing NR Pinehurst Property Owner stated that intent of the affordable housing note would be to provide 25 units in the new building which is approximately 10% of the units in the new building. The remainder of the affordable units would be spread across the site.

A commissioner noted that the petitioner should be commended for the commitment to construction a green building.

There was no further discussion of this petition.

PLANNER

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