



## Zoning Committee Recommendation

Rezoning Petition 2021-277

December 5, 2023

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### REQUEST

Current Zoning: OFC (office flex campus)  
Proposed Zoning: NC(CD) (neighborhood center, conditional)

### LOCATION

Approximately 0.40 acres located on the east side of Providence Road, north side of Phil Aull Place, south of South Colonial Avenue.  
(Council District 6 - Bokhari)

### PETITIONER

Buildom LLC

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### 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:

#### To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Campus place type.

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

- The site is not part of an office campus.
- OFC zoning allows a narrow range of uses.
- Surrounding the site is a mix of general office, medical office, public park and residential uses.
- There is Neighborhood Center place type recommended adjacent to the site to the south.
- The proposed NC(CD) zoning provides flexibility in uses.
- NC zoning provides a building form that is compatible with the surrounding mix of uses.
- The site is located on a corner lot with frontage on Providence Rd. and Phil Aull Place, a dead-end street.
- The site is adjacent to local CATS bus Route 14 and within 500 ft of a stop.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Campus Place Type to Neighborhood Center Place Type for the site.

Motion/Second: Whilden / Sealey

Yeas: Lansdell, Neeley, Russell, Sealey, Welton,  
Whilden, Winiker

Nays: None

Absent: None

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Russell asked about the changes in hours of operations. The committee suspended the rules to allow the petitioner's agent to respond. Caren Wingate the petitioner's agent responded that the change was to address concerns from the neighborhood.

There was no further discussion of this petition.

#### **MINORITY OPINION PLANNER**

John Kinley (704) 336-8311