



## Zoning Committee Recommendation

Rezoning Petition 2022-179

May 31, 2023

---

### REQUEST

Current Zoning: CG (general commercial)  
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

### LOCATION

Approximately 5.65 acres located along the east and west side of Charlotte Park Drive, south of Pressley Road, and west of Interstate 77.  
(Council District 3 - Watlington)

### PETITIONER

Coral Reef Investment Properties, 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:

#### To Approve:

This petition is found to be **consistent** and **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 Neighborhood 2; and
- The *2040 Policy Map* recommends Commercial.

Therefore, 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:

- With close proximity to major transportation corridors and commercial areas that could service residents, this site is an appropriate location for denser residential development and is well positioned in an area that is developing with a mix of residential and commercial uses, just east of industrially zoned areas.
- The proposal aligns with uses supported in the Neighborhood 2 Place Type and commits to provide 12 workforce housing units offered at 80% to 90% of the Area's Median Income (AMI) with no specified term duration.
- A sizeable portion of the site would be reserved for open space, amounting to approximately 2.414 acres.
- This petition would improve the streetscape and mobility of the area with installation of larger planting strips and sidewalks along all street frontages as well as an ADA compliant bus stop at the corner of Pressley Road and Charlotte Park Drive.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 3: Housing Access for All
  - 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 Commercial to Neighborhood 2 for a portion of the site.

Motion/Second: Harvey / Lansdell

Yeas: Gaston, Gussman, Harvey, Lansdell, Russell, Welton

Nays: None

Absent: Rhodes

Recused: None

## ZONING COMMITTEE DISCUSSION

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

Commissioner Lansdell commented that a site triangle is identified on the site plan at the intersection of Pressley Road and Charlotte Park Drive, however, it is unclear what the site line would be at the intersection of Charlotte Park Drive and Pressley Road. CDOT responded that there is a site distance requirement that will have to be adhered to even if there is no explicit site triangle shown on the site plan.

In regard to the Comprehensive Transportation Review (CTR) requested of the petitioner by CDOT, Commissioner Lansdell asked what was revealed in that document. CDOT responded that in the CTR the petitioner committed to a number of pedestrian infrastructure improvements such as the relocation and installation of an ADA-compliant CATS bus pad as well as ADA-compliant ramps among other items.

Commissioner Harvey noted concerns over how much traffic may be generated in the area given the surrounding commercial and industrial uses and sequentially asked staff if those surrounding uses were taken into consideration with this project. Staff responded that the trip generation under the current commercial zoning has the potential to generate 3,810 trips per day whereas this proposal may generate up to 1,355 trips per day, resulting in an overall reduction in potential trip generation.

There was no further discussion of this petition.

## PLANNER

Holly Cramer (704) 353-1902