



Zoning Committee Recommendation

Rezoning Petition 2025-009

September 3, 2025

REQUEST

Current Zoning: INST(CD) (Institutional, Conditional)
Proposed Zoning: INST(CD) SPA (Institutional, Conditional, Site Plan Amendment)

LOCATION

Approximately 40.43 acres located on the east side of Johnston Road, south of Providence Road West.

(Council District 7 - Driggs)

PETITIONER

David Moore

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** 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 the Campus Place Type.

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:

- The plan proposal is for the same use as the recently approved rezoning petition.
- The petition would allow for a minor increase in the allowed square footage.
- The site plan amendment does not make any changes to the previously approved building heights, setbacks, or buffers.
- The site plan amendment enhances transportation improvements to mitigate the increase in square footage.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Caprioli / Shaw

Yeas: Welton, Caprioli, McDonald, Millen, Shaw,
Stuart
Nays: None
Absent: Gaston
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Commissioner McDonald asked for more detail regarding the outstanding transportation issue. Staff responded that the updated traffic impact study recommended a leftover into the site from Providence Road West. It is shown on the site plan but needs to be incorporated into the conditional notes.

PLANNER

Joe Mangum (704) 353-1908