

Title: Rezoning Z-70-22 Glenwood Avenue, Lake Anne Drive, Winchester Drive, west of the intersection of Glenwood Avenue and Lake Anne Drive (District E)

Meeting Date: July 1, 2025

Meeting Type: City Council Meeting - First Tuesday - Afternoon & Evening Sessions

Department: Planning and Development

Sponsor: Bynum Walter

Agenda Content:

On June 17, 2025, City Council deferred setting the public hearing for the following item so that signed conditions could be received and considered per the timing requirements. Signed zoning conditions have been received and a public hearing date for this version of the request may be scheduled. The suggested hearing date is August 19, 2025.

Z-70-22 Glenwood Ave, Lake Anne Drive, Winchester Dr, approximately 6.58 acres located at 8151 Glenwood Avenue, 6805 Lake Anne Drive, and 8265 Winchester Drive.

Signed zoning conditions provided on May 23, 2025, specify the following for the CX-5-CU portion: no parking is permitted between the building and the street, no more than 100 dwelling units are permitted, no more than 35,000 square feet of retail is permitted, the building façade shall be within 35 feet of Glenwood Ave, and certain land uses are prohibited. The following is specified for the R-10-CU portion: no more than 12 dwelling units are permitted, buildings shall be at least 60 feet from certain properties to the south, and no more than two stories are permitted with dwelling units. The proposed conditions also specify that buildings fronting on Glenwood Avenue shall not exceed 3 stories with dwelling units, specify certain landscape buffers, stormwater control measures, and requirements pertaining to a neighborhood sign easement, utility extension, and additional notification to neighbors regarding blasting and stormwater control.

Current zoning: Neighborhood Mixed Use-3 stories-Conditional Use (NX-3-CU), Office Mixed Use-3 stories (OX-3), Residential-2 (R-2), Conservation Management (CM)

Requested zoning: Commercial Mixed Use-5 stories-Conditional Use (CX-5-CU), Residential-10-Conditional Use (R-10-CU), and Conservation Management (CM)

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

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The Planning Commission recommends approval of the request (5 - 3) with the suggestion that the City Council wait to schedule a public hearing until the signed version of the conditions has been received. Commissioners opposed noted concern with the clarity and enforceability issues of the zoning conditions noted by staff.

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

Recommended Action: The City Council may set a date for a public hearing on this case. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of August 19, 2025.