



Zoning Committee

REQUEST

Current Zoning: I-1 (light industrial) and B-2(CD)(general business conditional)
Proposed Zoning: MUDD-O (mixed use development, optional) with five year vested rights.

LOCATION

Approximately 14.2 acres located along McFarlane Boulevard and south of University City Boulevard.
(Council District 4 - Phipps)

PETITIONER

Arden Group, LLC

ZONING COMMITTEE ACTION VOTE

The Zoning Committee vote 7-0 to recommend APPROVAL of this petition.

Motion/Second: McClung / Majeed
Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

Staff noted that this petition was deferred at the December 5, 2017 Zoning Committee Work Session and that the one outstanding issue had been resolved. The site plan was amended to include a 100-foot buffer the entire frontage along I-85.

There was no further discussion of this petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 (motion by McClung Seconded by McMillan) to adopt the following statement of consistency:

The proposed rezoning for the portion of the property that is zoned I-1 (light industrial) is inconsistent with the *University City Area Plan*. The request for the portion of the property zoned B-2(CD) (general business, conditional) is inconsistent with the *University City Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office, and warehouse/industrial uses for the portion of the property that is zoned I-1 (light industrial); and
- The plan recommends automobile sales and services, as amended by Petition 2013-52, for the portion of the property zoned B-2(CD) (general business, conditional).

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

- The site is located in the Northeast Growth Corridor which by policy encourages increased intensity, redevelopment of underutilized properties, and development of regional-serving uses requiring high levels of vehicular access; and
- The proposed entertainment use is an appropriate intensification and redevelopment of the existing Industrial and B-2 (CD) zoning which contemplated low intensity industrial and automotive sale/service development; and
- The site is adjacent to I-85, providing a location that minimizes the visibility of fencing and lighting associated with an outdoor driving range on surrounding land uses; and
- The site is accessible to I-85 via Ikea Boulevard and University City Boulevard, providing appropriate vehicular access to the proposed regional-serving entertainment uses; and
- The proposed development will provide a network of streets consistent with the University City Area Plan that will enhance pedestrian and vehicular connectivity to the University City Boulevard Transit Station.

Planner

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