



Zoning Committee

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 3.81 acres located on the west side of Thrift Road and the south side of Berryhill Road.
PETITIONER	Council District 3 - Mayfield Mark Miller

ZONING COMMITTEE ACTION VOTE	The Zoning Committee vote 7-0 to recommend APPROVAL of this petition. Motion/Second: Spencer / Sullivan Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan Nays: None Absent: None Recused: None
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ZONING COMMITTEE DISCUSSION Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Staff noted that the petitioner had removed an optional provision pertaining to the placement of fencing and recreational use in the setback, and added language committing to locating any new buildings along Thrift Road or Berryhill with no parking between the structures and the street. A Commissioner expressed concerns about the safety of the intersection of Thrift and Berryhill Roads. CDOT staff responded that road improvements are scheduled in that immediate area, including streetscape and a roundabout. CDOT staff further noted that the project was being coordinated with this rezoning in order to ensure there is adequate space for the improvements.

There was no further discussion of this petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY The Zoning Committee voted 7-0 (motion by Spencer Seconded by McMillan) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *Bryant Park Land Use and Streetscape Plan*, based on the information from the staff analysis and the public hearing, and because:

- The petition is consistent with the office/retail/light industrial land uses recommended for the site as per the *Bryant Park Land Use and Streetscape Plan*.

Therefore 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 subject property is located in an area that is transitioning from industrial to retail and office uses, as anticipated in the Bryant Park Land Use and Streetscape Plan; and
- The proposal for mixed uses and recreational uses on the site is consistent with principles in the plan which encourage replacement uses for vacant land and buildings in the immediate area; and
- The proposal also addresses a principle to serve surrounding residential areas by providing services for the Enderly Park neighborhood and the more recent Wesley Village community just to the east and the west; and
- The existing industrial building, constructed in the 1940's, will be preserved, and adaptively reused in a way that maintains the area's character and history.

Planner

Michael Russell (704) 353-0225