



Zoning Committee

REQUEST

Current Zoning: R-3 AIR (single family residential, Airport Noise Overlay), O-1(CD) AIR (office, conditional, Airport Noise Overlay), and I-1(CD) AIR (light industrial, conditional, Airport Noise Overlay)

Proposed Zoning: MUDD-O AIR (mixed use development, optional, Airport Noise Overlay) and I-1(CD) AIR (light industrial, conditional, Airport Noise Overlay) with five-year vested rights

LOCATION

Approximately 264.93 acres located off West Arrowood Road, east of Interstate 485.
(Council District 3 - Mayfield)

PETITIONER

Steele Creek (1997) LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

The petition is found to be *consistent with the Steele Creek Area Plan* for a portion of the site and *inconsistent* with the adopted plan for the remainder of the site, based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends office/industrial land use for much of the site, single family up to three dwelling units per acre for a small portion of the site.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed industrial and mixed-use land uses are consistent with most of the land use recommendations for the site, and are compatible with the surrounding industrial developments in the area.
- The proposed site plan provides a 100-foot Class A buffer and 11.23 acres of tree save area between the industrial development and existing single family.
- The proposed mixed-use area is consistent with the land use recommendation for the site, and is located across the street from similar mixed-use development.
- The site is located within the Whitehall Mixed Use Activity Center, as per the *Centers Corridors and Wedges Growth Framework*. The uses proposed in this site plan are consistent with the uses recommended for these types of activity centers.

The approval of this petition will revise the adopted future land uses as specified by the *Steele Creek Area Plan*, from office/industrial-warehouse-distribution to mixed residential/office/retail for the portion of the site adjacent to Interstate 485 just north of Arrowood Road; and from residential/office to industrial for the eastern and northern portion of the site adjacent to the tree save area and the 100-foot class A buffer.

Motion/Second: Wiggins / Ham
Yeas: Fryday, Gussman, Ham, McMillan, Samuel, Watkins and Wiggins
Nays: None
Absent: McClung
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted resolution of all outstanding issues. Staff recommended approval of the request, indicating a portion of the project is consistent with the adopted plan, and the remainder inconsistent with its recommendation. A Commissioner asked if there was still an optional provision for a 6-foot retaining wall, referencing a similar condition at Waverly. During the discussion it was confirmed the optional provision is on the most recent site plan. Another Commissioner inquired if the petitioner addressed the remaining transportation items, and CDOT confirmed resolution of those items.

There was no further discussion of this petition.

PLANNER

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