



Zoning Committee

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**REQUEST**

Current Zoning: MUDD-O (mixed use development, optional)  
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment)

**LOCATION**

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

**PETITIONER**

Topgolf International, Inc.

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**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:

This petition is found to be consistent with the *University City Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan amended by the prior rezoning recommended EDEE and outdoor entertainment uses consisting of golf related activities on the subject property.

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 use is consistent with the land use plan; and
- The proposed digital signage will provide a 0.0 footcandle visibility level beyond the site's boundaries, to limit light pollution; and
- The existing 50-foot buffer along the site's property line adjacent to I-85 will be enhanced with landscaping by the petitioner to reduce visibility to a condition generally depicted on the rezoning plan. If the existing 50-foot buffer along the site's property line adjacent to I-85 becomes insufficient so as to allow visibility of screens from the vehicular viewpoint of I-85, the petitioner shall enhance the landscaping within the buffer area to reduce visibility to a condition generally depicted on Sheet 4 of this Rezoning Plan; and
- The proposed signs are located internal to the site.

Motion/Second: Ham / Gussman

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. A committee member asked what the light ordinance calls for in terms of light pollution. Another member responded that the current ordinance is somewhat outdated, and written to refer more to bulbs than lumens. A committee member asked how staff determined the proposed signage will provide a 0.0 footcandle visibility level. Staff responded that the petitioner provided a photometric plan, which shows the proposed signage will not increase the amount of light at the site's boundary, in relation to the already approved Topgolf site.

There was no further discussion of this petition.

**PLANNER**

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