



Zoning Committee

REQUEST

Current Zoning: B-1SCD (business shopping center)
Proposed Zoning: I-1 (light industrial)

LOCATION

Approximately 2.75 acres located on the south side of University City Boulevard, east of Cabarrus Farm Road.
(Outside City Limits)

PETITIONER

Cross Development, 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:

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

- The plan recommends warehouse/office uses for 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 site is located between University City Boulevard, which is a major thoroughfare, and the railroad and industrial zoned land to the south, creating an environment that is suitable for nonresidential uses; and
- The adopted land use calls for office/warehouse uses, as allowed in the proposed I-1 industrial zoning district; and
- With the exception of the subject property zoned B-1SCD (business shopping center), adjacent properties located on the south side of University City Boulevard are zoned I-1 (light industrial), I-2 (general industrial), I-2(CD) (general industrial, conditional), and B-D (distributive business), which are districts intended to allow industrial, warehousing, manufacturing/ processing/ assembling, distributive and wholesaling uses; and
- The site is appropriate for the proposed I-1 (light industrial) zoning, in light of the surrounding industrial, utility, office and institutional uses.

Motion/Second: Samuel / Watkins

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.

There was no further discussion of this petition.

PLANNER

Sonja Sanders (704) 336-8327