

**ZONING COMMITTEE  
RECOMMENDATION  
April 25, 2007**

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**Rezoning Petition No. 2006-155**

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|-----------------------------------|--|
| <b>Property Owner:</b>            | Crescent Resources   |
| <b>Petitioner:</b>                | Crescent Resources   |
| <b>Location:</b>                  | Approximately 29.2 acres located on the northeast corner of Interstate 85 and the proposed City Boulevard  |
| <b>Center, Corridor, Or Wedge</b> | Center   |
| <b>Request:</b>                   | I-1, light industrial to MUDD-O, mixed-use development optional  |
| <b>Action:</b>                    | <p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ul style="list-style-type: none"><li>• The proposed setbacks for buildings in area “B” will be a minimum of 16-feet from the back of curb.</li><li>• The ten-foot wide pedestrian walkway proposed to cross the parking lot from area “A” to area “B” has been redesigned to be more pedestrian friendly.</li><li>• The standard for the 50-foot maintained tree save area along interstate 85 should be modified to not allow the removal of any trees four-inches or larger in caliper, measured 6-inches above ground.</li><li>• A detail of the proposed ten-foot screen wall along Interstate 85 has been provided.</li><li>• The petitioner added a 2<sup>nd</sup> row of evergreen shrubs on the opposite side of the trees to cross-section B-B to help screen the parking area from the connector road.</li><li>• The dumpster area will be screened with a precast concrete screen wall.</li><li>• The spacing and size of the shrubs shown in the slope cross section for "Section A" will be noted on the plan.</li><li>• The sidewalk and its proposed width for the area where new ground cover in the islands will be labeled on the site plan.</li><li>• All CDOT issues have been addressed.</li></ul> |
| <b>Vote:</b>                      |  |
| Yeas:                             | Carter, Chiu, Randolph, Ratcliffe, Sheild and Simmons  |
| Nays:                             | None   |

Absent: Loflin

### **Summary of Petition**

The accompanying site plan this petition limits the total retail area to 414,000 square feet. Access is proposed to future City Boulevard and to a future connector road. The development is broken into two components: Area A, consisting of a large anchor tenant and Area B, consisting of small shops. The site plan contains vacancy mitigation measures in case the big box uses ceases to exist.

The optional provisions include alterations to the street walls, screening, signs, building entrances, urban open space, and canopies.

### **Zoning Committee Discussion/Rationale**

The petition was reviewed by Keith MacVean. He stated that the only outstanding issue related to how the trees along Interstate 85 are measured. The site plan notes indicate that trees four inches in caliper at "DBH." Mr. MacVean explained that the industry standard of measurement is six inches about ground level. The Commission suspended their rules to ask the petitioner's agent if they are agreeable to this change. Walter Fields indicated that they will change the note as requested by staff.

The Commission discussed the traffic concerns that stemmed from the public hearing. Citizens in the area opposed rezonings until road improvements are made. Scott Putnam with CDOT indicated 80 to 90% of the IKEA traffic would come from Interstate 85. He stated that the collector road connection to McCullough would not occur until 2010-2011. One Commissioner asked if IKEA was aware of this and if they felt they could handle the traffic until then. Mr. Putnam replied "yes." Another Commissioner noted that changes in the area brought by new development such as IKEA would expedite the road improvements. The Commission then discussed the vacancy mitigation measures associated with the IKEA building.

### **Statement of Consistency**

Upon a motion made by Commissioner Ratcliffe and seconded by Commissioner Sheild the Zoning Committee unanimously found this petition to be inconsistent with the *North East District Plan* but consistent with the *draft University City Area Plan* and reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Ratcliffe and seconded by Commissioner Randolph, the Zoning Committee voted 6-0 to recommend approval of this petition with the noted modifications.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.