



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2023-105

January 4, 2024

REQUEST

Current Zoning: MUDD-O (mixed use development district, optional)
Proposed Zoning: CAC-1 (community activity center-1)

LOCATION

Approximately
(Council District 3 - Brown)

PETITIONER

MJM Group Managers, Inc.

**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:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Community Activity Place Type for this site.

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

- This petition supports additional access to goods, services, amenities, and diversity of housing types.
- The proposed site would be supported by bus transit as it fronts the CATS bus line and is less than a half mile from the nearest CATS bus stop.
- The proposed site is also supported with sidewalks and a bike lane along Speer Boulevard.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity.

Motion/Second: Lansdell / Russell

Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden, Winiker

Nays: None

Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Lansdell expressed concern over transportation issues in the area. CDOT responded that a CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map.

There was no further discussion of this petition.

PLANNER

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