



Zoning Committee

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<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M(O) (transit oriented development, mixed use, optional)
<b>LOCATION</b>	Approximately 8.3 acres located on the west side of East Sugar Creek Road, at the intersection of Raleigh Street, north of the Blue Line Extension. Council District 1 - Kinsey
<b>PETITIONER</b>	Flywheel Group

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<b>ZONING COMMITTEE ACTION VOTE</b>	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.  Motion/Second: Spencer / Nelson Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan Nays: None Absent: McMillan Recused: None
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**ZONING COMMITTEE DISCUSSION** Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Staff noted that there are no outstanding issues associated with this petition. Staff spelled out additional site plan changes that were not listed on the agenda that pertained to right-of-way dedication per a revised Cross Charlotte Trail cross section provided by staff, addition of an optional request for on-street parking due to the revised Cross Charlotte Trail cross section, and revised streetscape and setback details.

There was no further discussion of the petition.

**ZONING COMMITTEE STATEMENT OF CONSISTENCY** The Zoning Committee voted 6-0 (motion by Spencer seconded by Majeed) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *Blue Line Extension Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends transit supportive uses through new development and redevelopment.

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

- The subject site is located at the Sugar Creek Transit Station on the LYNX Blue Line Extension; and
- The proposed rezoning allows a site zoned for industrial use to be redeveloped with transit supportive uses; and
- The proposal allows for all uses in the TOD-M (transit oriented development – mixed-use) district, which include office, residential, retail, and civic uses; and
- The realignment of Raleigh Street at Sugar Creek Road and commitments for the Cross Charlotte Trail will improve both the

- pedestrian and vehicular travel patterns; and
- Design standards beyond the ordinance requirements will enhance the quality of the built environment at a transit station.