



Zoning Committee

REQUEST

Current Zoning: B-1SCD (business shopping center district)
Proposed Zoning: B-2(CD) (general business, conditional)

LOCATION

Approximately 0.527 acres located on the south side of University City Boulevard east of East W.T. Harris Boulevard.
(Council District 4 - Phipps)

PETITIONER

Harris Teeter, LLC

**ZONING COMMITTEE
ACTION
VOTE**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Motion/Second: Majeed / Sullivan
Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan
Nays: None
Absent: McMillan
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Staff provided an overview of this petition noting that there are no outstanding issues. A commissioner asked if the proposed use will send the wrong message about the type of development they want to see along University City Boulevard. Staff responded that the proposed use may be more appropriate at this location than closer to the university. It was added that staff looks at proposed automotive fuel/gasoline centers on a case by case basis, and that such a use may not be supported by staff, in a more urban/pedestrian environment. A committee member added the proposed use is a retail response to consumer need, and the proposed use at this location may address traffic concerns by lessening the number of trips as people can accomplish multiple tasks at one location.

There was no further discussion of the petition.

**ZONING COMMITTEE
STATEMENT OF
CONSISTENCY**

The Zoning Committee voted 6-0 (motion by Sullivan seconded by Nelson) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *University City Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends office, retail, and civic/institutional uses for the site.

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 proposed retail use is located in the existing Town Center Plaza shopping center, fronts a major thoroughfare, and is near the signalized intersection of University City Boulevard and W.T. Harris Boulevard; and
- The proposed use is consistent with the land use recommendation for

- retail uses; and
- Vehicular access is provided via existing driveways on University City Boulevard. This result in limited driveway conflicts, which is important to the function and safety of the multi-use path recommended along University City Boulevard and W.T. Harris Boulevard; and
- Pedestrian access will be enhanced via an off-site sidewalk connection to existing sidewalk along University City Boulevard.