



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed use development district, optional) and N1-A (neighborhood 1, A)
Proposed Zoning: RAC(CD) (regional activity center, conditional)

LOCATION

Approximately 2.28 acres located on the east side of Apex Drive and north side of Coltsgate Road, west of Cameron Valley Parkway.
(Council District 6 - Bokhari)

PETITIONER

Childress Klein Properties

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee 6-0 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* recommends Regional Activity Center.

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 project proposes dense residential development in an area that is largely populated with commercial and office uses. The addition of intense residential projects to the area contributes to a balanced mix of uses as envisioned in the Regional Activity Center Place Type. Future residents at the site would have easy access to a range of retail and employment areas.
- Residential uses at this site would be well served by multiple modes of transportation. The site is located within a ½-mile walk of several bus stops which are connected to the site through existing pedestrian infrastructure networks.
- A large portion of the site is currently utilized as surface parking. Such a use contradicts the goals of the Regional Activity Center Place Type to create dense urban environments that are less reliant on personal auto usage. Redevelopment of this site would bring it

more in line with its place type as well as the densifying trends in the area.

- The Regional Activity Center zoning district maintains high design standards and encourages urban pedestrian-oriented environments.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

Motion/Second: Sealey / Winiker
 Yeas: Lansdell, Russell, Sealey, Welton, Whilden, Winiker
 Nays: None
 Absent: Neeley
 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 asked if there were any public comments submitted. Staff responded that no recent comments have been received, though the petitioner would have held a community meeting and the choice to pursue and conditional petition rather than conventional seems to be as a response to conversations with Southpark Association of Neighborhoods.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902