



Zoning Committee

REQUEST

Current Zoning: N1-A (neighborhood) and MUDD-O (mixed-use development district, optional)
Proposed Zoning: MUDD-O (mixed-use development district, optional) and MUDD-O SPA (mixed-use development district, site plan amendment)

LOCATION

Approximately 4.57 acres located on the south side of Youngblood Road, east of McKee Road, and west of Buckthorne Ridge Lane.
(Outside City Limits)

PETITIONER

Laurel Oak Farms, LLC

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 **inconsistent** 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 Neighborhood 1 Place Type.

However, 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 is appropriate and compatible for the location as it provides for expansion of an established neighborhood scale service use with conditions that help integrate the use into the surrounding residential context.
- The petition provides streetscape improvements, including sidewalk, planting strip, and a new turn lane for Youngblood Road to help mitigate traffic.
- The petition provides landscaping and buffers along property lines abutting development zoned N1-A to better integrate the development into the surrounding neighborhood.
- The petition provides a cap on the gross floor area of the development and sets a height limit on structures to

conform architecturally with the residential character of the area.

- The petition provides sound walls for outdoor dog runs to help mitigate noise from the pets.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Commercial Place Type for the site.

Motion/Second: Whilden / Sealey
 Yeas: Whilden, Sealey, Lansdell, Neeley, Russell, Welton, Winiker
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Lansdell asked if there was any discussion with the petitioner about installing a mid-block crossing from the site across Youngblood Road to Rhone Valley Drive. Rezoning staff stated that they had not discuss this with the petitioner. CDOT staff stated that ADA curb ramps will be installed with the streetscape improvements for the site and that they will align with ADA curb ramps on the opposite side of Youngblood Road but that the crosswalk will be unmarked.

There was no further discussion of this petition.

PLANNER

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