



Zoning Committee Recommendation

Rezoning Petition 2025-071

October 7, 2025

REQUEST

Current Zoning: O-15 (CD) (Office, Conditional)
Proposed Zoning: RAC(CD) (Regional Activity Center, Conditional)

LOCATION

Approximately 1.53 acres located north of Carnegie Boulevard,
east of Coca-Cola Plaza, and south of Rexford Road.

(Council District 6 - Peacock)

PETITIONER

Harris Investment Company #1, 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 **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 Center Place Type for the 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 conditional proposal will allow for a mix of employment, retail, and financial institutional uses that support SouthPark's role as a major regional activity center.
- The site is currently utilized with an office building, the proposal for a greater mix of uses better aligns with the intent of the Regional Activity Center zoning district and corresponding place type.
- The petition would enhance the pedestrian environment along Carnegie Boulevard through its commitment to activated ground floor uses and improved pedestrian infrastructure.
- Preferred open space standards to ensure areas are adequately amenitized for future users are incorporated into the plan and exceed ordinance requirements.
- The conditions of the plan for a mixed-use environment with robust urban design standards directly speak to the

2040 Comprehensive Plan goal for creating 10 minute neighborhoods.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Millen / McDonald

Yeas: Welton, McDonald, Millen, Stuart, Caprioli, Shaw, Gaston

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 Shaw expressed concern regarding the community members in opposition to the rezoning and inquired whether staff had taken a position on the concerns raised. Staff responded that the issues brought forward by the opposition had been discussed between the petitioner's representatives and the opposing parties, but staff did not take a position.

Chairperson Welton addressed both the opposition and the petitioner to acknowledge and respond to the concerns expressed.

A motion was made to briefly suspend the rules to allow additional discussion of the concerns raised by the opposition.

Collin Brown, representing the petitioner, responded to the concerns by noting that the petitioner does not intend to establish vehicle connectivity between sites. As for building height, he noted that the proposed five-story structure had been analyzed through a sun study, which confirmed there would be no adverse shadow or light impacts on neighboring properties. He further stated that the architectural design concerns identified by nearby residents had been considered. Lastly, he clarified that the existing pond on the property is not part of the City's stormwater infrastructure, as runoff in that area is received from Specialty Shops property through a recorded easement that prohibits any modification to the established drainage access points.

There was no further discussion of this petition.

Emma Knauerhase (704) 432-1163

PLANNER