



Zoning Committee

REQUEST	Current Zoning: I-1 AIR (general industrial, airport noise overlay) Proposed Zoning: R-12MF(CD) AIR (multi-family residential, conditional, airport noise overlay)
LOCATION	Approximately 17.268 acres located on the north side of Alleghany Street and the south side of Scott Futrell Drive (Council District 3 - Mayfield)
PETITIONER	Pedcor Investments

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The petition is inconsistent with the adopted plan recommendation for office/industrial uses.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed development, while not consistent with the office/industrial land use recommended for the site, does meet the density supported by the General Development Policies of 12 dwelling units per acre.
- The proposed multi-family development could act as a good transition, between a high school that is located across the street from this site, and the industrial developments behind it along Interstate-85.
- The site is located along Alleghany Street and less than 600 feet from a bus stop and a single family neighborhood.
- Although the property is located in the Airport Noise Overlay it is not located within the "significantly impacted" area as defined by the Noise Exposure Map.
- In addition, the runway closest to the subject property is being considered for permanent closure as part of an ongoing Environmental Impact Statement (EIS).

Motion/Second: Spencer / McClung
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 all outstanding issues had been resolved. The request is inconsistent with the adopted area plan; however, staff is recommending approval.

A Commissioner asked if the issue regarding access to the Alleghany Street through CMS property had been resolved. Staff noted that the petitioner added a note to the site plan that they will continue to work with CMS to resolve the issue. The Commissioner stated that he did not consider that to be "resolved." Staff indicated that the petitioner had done as much as they could and staff was satisfied with the added note.

Another Commissioner stated he was concerned about CDOT's statement that the pedestrian access to Alleghany was critical. CDOT staff responded that there are alternatives, but the preferred is for them to acquire the property and complete the improvements. The petitioner has agreed to fund the sidewalk improvements and for them to be built as a part of a city project if an agreement cannot be worked out with CMS. A discussion continued about vehicular access to the property and a Commissioner noted that during permitting the Fire Department and Solid Waste review the site make sure the needed access is provided.

There was no further discussion of this petition.

Planner

Claire Lyte-Graham (704) 336-3782