



Zoning Committee

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**REQUEST**

Current Zoning: N1-A (neighborhood 1-A), CC (commercial center), IC-1 (institutional), I-1(CD) (light industrial, conditional).  
Proposed Zoning: I-1(CD) (light Industrial, conditional), MX-1 (mixed use) with 5-year vested rights.

**LOCATION**

Approximately 83.65 acres located along the north side of Ridge Road, south of Mallard Creek Road, and east of Interstate 485. (Outside City Limits)

**PETITIONER**

Childress Klein Properties

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**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* recommendation for the Neighborhood 1, Campus, and Manufacturing & Logistics Place Types with a portion of the site **consistent** with the recommendation for the Neighborhood 1 Place Type based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 1, Campus, and Manufacturing & Logistics Place Types for this site.

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:

- The proposed uses of this petition would increase the variety of housing options in the area.
- This petition also proposes to support the goal of economic opportunity set out by the Comprehensive Plan through the development of warehouse, distribution, and other industrial uses on a portion of the site.
- The petition proposes to better align the area with the vision of the *2040 Policy Map*. The plan proposes the concentrating of manufacturing uses with adjacent sites designated for Manufacturing and Logistics. Additionally, the proposed residential uses align the area with the adjacent, existing residential sites.

- This petition proposes to contribute streetscape improvements including a 12-foot multi-use path and 8-foot planting strip on its frontage along Ridge Road.
  - Additionally, the petition proposes the construction of an internal network of public roads with pedestrian connections for tenants and streetscape elements of planting strips, sidewalks, and multi-use paths.
  - The petition proposes 75-foot and 100-foot buffers between the site and adjacent properties providing sensitivity from manufacturing uses.
  - The petition could facilitate the following *2040 Comprehensive Plan Goals*:
    - 1: 10 Minute Neighborhoods
    - 2: Neighborhood Diversity & Inclusion
    - 5: Safe & Equitable Mobility
    - 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, Campus, and Manufacturing & Logistics Place Types to the Neighborhood 1 and Manufacturing & Logistics Place Types for the site.

Motion/Second: Lansdell / Russell  
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, 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* recommendation for the Neighborhood 1, Campus, and Manufacturing & Logistics Place Types with a portion of the site consistent with the *2040 Policy Map*.

Commissioner Lansdell asked if the rezoning would change Ridge Road classification into a truck route. CDOT responded that the rezoning would not change the classification.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225