



Zoning Committee Recommendation

Rezoning Petition 2023-032

December 5, 2023

REQUEST

Current Zoning: MUDD-O (mixed-use development, optional)
Proposed Zoning: MUDD-O-SPA (mixed-use development, optional, site plan amendment)

LOCATION

Approximately 2.43 acres bound by the south side of Lamar Avenue, west side of Park Drive, north side of Clement Avenue, and east side of East 5th Street.
(Council District 1 - Anderson)

PETITIONER

The Keith Corporation

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* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Campus Place Type.

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:

- The petition adds a health institution to the list of allowed uses on the site.
- The petition carries forward all the entitlements and conditions from the previously approved rezoning.
- The proposed development is consistent with the mix of primarily institutional and office, and residential developments in the surrounding area.
- The parcel is within 535 feet of the Hawthorne/5th Stop on the LYNX Gold Line.
- The project commits to 8-foot sidewalks and 8-foot planting strips along abutting rights-of-way.
- The site lies adjacent to Independence Park.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10-Minute Neighborhood
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility

- 6: Healthy, Safe & Activity Communities
- 7: Integrated Natural & Built Environments
- 8: Diverse & Resilient Economic Opportunity

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 modifications since the public hearing pertaining to the medical office/optional below grade parking building footprint and building elevations. Staff noted the request is consistent with the *2040 Policy Map*.

Commissioner Welton asked if the site plan amendment was submitted before or after the deadline. Staff responded that there is some flexibility in accepting MUDD-O site plan amendments based upon the proposed change and given the difficulty in MUDD-O commitments translating to the UDO zoning districts.

Commissioner Lansdell asked if there would be an opportunity for residential within Development Area B. Staff responded the site plan proposes up to 16 townhomes in Development Area B. with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

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