



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed-use development district, optional)
Proposed Zoning: MUDD-O SPA (mixed-use development district, optional, site plan amendment) with 5-years vested rights

LOCATION

Approximately 14.28 acres located on the north and south side of Baxter Street, east side of East Morehead Street, west of Pearl Park Way.
(Council District 1 - Anderson)

PETITIONER

Atrium Health, Inc.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-1 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)* calls for Regional Activity Center and Community Activity Center.

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 modifications presented in this petition to the previously approved conditional plan are minor and would not significantly change the nature of development that was originally approved in petition 2021-092.
- The intent of this site plan amendment is to allow revisions to the parking minimums, setbacks, and proposed signage. No changes to the allowable uses on the site are being proposed.
- This petition's requested changes to the proposed signage would allow flexibility from the sign ordinance for signs located in Development Area A. These signs would not face East Morehead Street and the greater Dilworth neighborhood.
- Proposed changes to setbacks in this petition would not hinder pedestrian connectivity throughout the site. The

reduction in the required setback to the new proposed street designated as Section H-H would maintain the minimum 12-foot setback on the ground level but modify the setback for all other floors to zero feet.

- This site has access to multiple forms of transportation that alleviate the need for personal automobile usage. Sequentially, a slight reduction in the minimum parking standards with this petition is appropriate.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Sealey / Russell

Yeas: Neeley, Russell, Sealey, Welton, Whilden, Winiker

Nays: Lansdell

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 Sealey gave support for the reduction to parking minimums on the site especially given that the development will accommodate many students who may rely less on personal automobile usage.

Commissioner Lansdell disagreed with the notion that pedestrian connectivity would not be hindered with this rezoning.

Commissioner Lansdell added that the support columns may reduce the pedestrian amenity zone in Section H-H.

Commissioner Lansdell also commented that the use of bikes along the transportation corridors in the rezoning boundary may be challenging or unsafe.

Commissioner Welton asked for clarity on whether Section H-H will be created as a public or private street and when that might be known. Staff responded that the amendment provisions for changes to the setback of Section H-H are only applicable if it is a private street and that it will be decided on whether it is public or private during permitting.

There was no further discussion of this petition.

MINORITY OPINION

The site plan amendment negatively impacts the proposed pedestrian connections on the rezoning site. Additionally, there is a lack of safe and accessible transportation infrastructure for pedestrians.

PLANNER

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