



## Zoning Committee Recommendation

Rezoning Petition 2022-212

September 6, 2023

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### REQUEST

Current Zoning: B-1(CD) (neighborhood business, conditional)  
Proposed Zoning: MUDD (CD) (mixed use development, conditional)

### LOCATION

Approximately 0.86 acres located in the northwest quadrant of the intersection of Park Road and East Woodlawn Road, south of Drexel Place.  
(Council District 6 - Bokhari)

### PETITIONER

Chipotle Mexican Grill of Colorado, LLC

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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 **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 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 site's current entitlements allow for the development of a gas station and convenience store. Such uses would not be in alignment with the goals of the Community Activity Center Place Type which envisions a mixture of uses supported by robust pedestrian infrastructure that lessens the reliance on personal automobile usage. If approved, this rezoning would change the site's entitlements to uses that are more appropriate for the Community Activity Center Place Type.
- This rezoning would permit a maximum of 3,000 square feet of retail, EDEE, or commercial uses and would prohibit more auto-centric uses such as drive-throughs, car washes, and auto service stations.
- The existing sidewalks along the site's street frontages are not buffered with a planting strip and generally do not match the current preferred streetscape standards.

This proposal would improve the site's pedestrian infrastructure with the installation of new sidewalks and planting strips, the construction of ADA-compliant curb ramps, the relocation of existing pedestrian signals, and the petitioner will reserve space for future bike lanes along both frontages.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Lansdell / Whilden

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 consistent with the *2040 Policy Map*.

Commissioner Lansdell commented on the change to the petition in regard to bike lane facility commitments. The loss of the commitment to construct bike lanes impacts the surrounding streets and residents, it could have been a significant feature to the pedestrian connectivity in the area.

Commissioner Russell agreed with Commissioner Lansdell's sentiments and added that bike lanes are often not prioritized as they should be.

Commissioner Sealey agreed with previous commissioner comments and stated that this is close to being a 10-minute neighborhood, so it is disappointing to see the reversal of the commitment to construct bike lanes.

Commissioner Whilden added that this proposal does change the entitlements from allowing a less desirable gas station to proposing EDEE uses that is less car-centric.

There was no further discussion of this petition.

## PLANNER

Holly Cramer (704) 353-1902