



Zoning Committee

REQUEST

Current Zoning: OFC (office campus) and CG (general commercial)
Proposed Zoning: NC (neighborhood center)

LOCATION

Approximately 9.07 acres located along the northeast side of Lawyers Road, south of Albemarle Road.
(Council District 5 - Molina)

PETITIONER

Tri Pointe Homes Holdings, Inc.

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

- The *2040 Policy Map* recommends the Neighborhood Center 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 site is currently zoned for commercial and campus uses.
- Neighborhood Centers are typically smaller, mixed-use areas that provide convenient access to goods, services, dining, and residential for nearby residents.
- Neighborhood Center at this location is a less intense center and offers an appropriate transition from residential uses to nearby retail, office, and warehouse uses.
- 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 / Neeley

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 inquired if CDOT is comfortable with the conventional status of the request given the area's growth and important link to Uptown. CDOT staff responded no real review was conducted due to the conventional status and there are no known projects in the immediate area. CDOT staff stated the project would be reviewed for access that would probably align with existing access across the street. CDOT also noted that density could impact assessment of improvements.

PLANNER

Claire Lyte-Graham (704) 336-3782