



Zoning Committee

REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics 2)
Proposed Zoning: RAC(CD) (Regional Activity Center, Conditional)

LOCATION

Approximately 4.9 acres located on the south side of Clarkson Street, west side of Summit Avenue, and east of Interstate 77.
(Council District 3 - Brown)

PETITIONER

Peak Sports Holdings, LLC

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* recommends Regional Activity 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 petition would align the zoning district with the adopted place type.
- The petition would allow for adaptive reuse of the existing buildings while not precluding the advancement of the Silver Line transit corridor in the future.
- The petition could support access to employment opportunity, which is a goal of the Regional Activity Center place type.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity
 - 9: Retain Our Identity & Charm

Motion/Second: McDonald / Welton

Yeas: Neeley, Winiker, McDonald, Shaw, Stuart, Welton, Russell

Nays: None
Absent: Blumenthal, Sealey
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908