



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-151

April 5, 2022

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**REQUEST**

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

**LOCATION**

Approximately 3.65 acres located on the south side of Fairview Road and east side of Cameron Valley Parkway, west of Colony Road.  
(Council District 6 - Bokhari)

**PETITIONER**

Lincoln Harris

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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 *SouthPark Small Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential/office/retail use.

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 introduces additional mix of uses to the Philips Place shopping center.
- The site is located in a mixed use activity center according to the *Centers Corridors and Wedges Growth Framework*
- Building heights exceeding MUDD's maximum of 120 feet are appropriate for areas within mixed use activity centers, the building is over 80 ft from the nearest property line in common with residential use and the site does not abut single family use or zoning.
- Mixed use activity centers are appropriate for mixed use designed in a pedestrian oriented form.
- The site plan provides a minimum of 16,000 square feet of amenitized urban open space on ground level.
- The petition commits to construct the SouthPark Loop on the Philips Place frontage and constructs Loop pedestrian crossing improvements at the Fairview Road

Cameron Valley Parkway intersection providing significant improvements to pedestrian infrastructure in the area.

Motion/Second: Blumenthal / Welton  
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton  
Nays: None  
Absent: None  
Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Staff noted that there were ongoing discussions with the petitioner regarding clarification of the note committing to construction of the Cultural Loop along the site frontage. Staff also stated that the petitioner had indicated they would address the issue of limiting the height of the parking structure and providing rendering or cross sections illustrating the height in relation to neighboring residential.

Commissioner Welton asked to clarify the location of the parking deck. Staff pointed out the location on the site plan along the southern and eastern parts of the site. The commissioner also asked about commitments or restrictions for lighting. Staff explained that lighting would be downwardly directed and shielded so it does not spill over to neighboring properties. However, there are not restrictions specified in the rezoning for roof top lighting.

Commissioner Chirinos asked about traffic impacts and clarification of the Cultural Loop. Staff explained that the Cultural Loop project is place making project identified during the SouthPark CNIP process. The idea is to have multi-use path circulating around SouthPark connecting to destinations that is enhanced by way finding, specialized crosswalks, seating and other pedestrian amenities. CDOT staff went on to explain that the petitioner was required to complete a traffic study which was approved by CDOT. As a result of the traffic study the petitioner will be making improvements to a number of intersections at and nearby the site.

The commission then suspended the rules to allow the petitioner's agent Brittany Lins to respond to the outstanding issues for deck height and height renderings.

Ms. Lins confirmed the petitioner would agree to limit the height of the parking structure to 65 feet. She shared renderings illustrating the view of the building from nearby residential property and noted that they would provide a graphic in the rezoning plans prior to decision.

There was no further discussion of this petition.

## **PLANNER**

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