



Zoning Committee Recommendation

Rezoning Petition 2021-112

June 7, 2022

REQUEST

Current Zoning: B-2(CD) (general business, conditional)

Proposed Zoning: MUDD-O (mixed use development, optional),
MUDD(CD) (mixed use development, conditional), B-2(CD)
(general business, conditional)

Proposed Zoning:

LOCATION

Approximately 15.54 acres located on the east and west side of
Ikea Boulevard, south of University City Boulevard, and west of
North Tryon Street.

(Council District 4 - Johnson)

PETITIONER

Cambridge Properties, Inc.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of
this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *Blue Line Extension - University City Area Plan* recommendation of residential and office land uses at this site but is **inconsistent** with the recommended retail uses at this site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential and office land uses.

However, 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 fulfills the area plan's overall goals of providing "a balanced mixture of uses to create safe, dynamic, urban places" by proposing a mixture of residential and office uses at this site.
- While the petition does not include a retail component for the site, the proposed uses help to balance the surrounding majority retail uses in this area.
- The petition fulfills the area plan's policy recommendation of intensifying the area over time with additional moderate density residential of up to 22 DUA and/or office uses.

- The petition proposes a vehicle dealership with vehicle servicing, which aligns with the plan's policies to allow automobile sales and service uses in this area.
- The site is just above a ¼ mile walking distance from the University City Blvd transit station, which will provide appropriate transportation service for the project.
- The petition proposes amenities such as a linear park, dog park, walking trails, sport court, community garden, outdoor fitness areas, urban open space and/or sculpture display will improve enhance the overall user experience.
- The petition commits to enhancing the pedestrian environment through various site design elements including internal sidewalks and streetscape improvements.

The approval of this petition will revise the adopted future land use as specified by the *Blue Line Extension - University City Area Plan*, from residential and office land uses to residential, office, and retail land uses for the site.

Motion/Second: Ham / Welton

Yeas: Blumenthal, 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 inconsistent with the adopted area plan.

Chairperson Samuel asked if there was any screening for the parking structure. Staff responded that screening was provided so that interior lighting and cars are not visible from public streets by using architectural louvers or decorative screens on all levels.

There was no further discussion of this petition.

PLANNER

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