



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-247

August 30, 2022

REQUEST

Current Zoning: B-1SCD (Shopping Center)
Proposed Zoning: MUDD-O (Mixed Use Development District, Optional)

LOCATION

Approximately 7.56 acres located on the east side of Colony Road and west side of Morrison Boulevard (now named Carnegie Bv.), north of Fairview Road.
(Council District 6 - Bokhari)

PETITIONER

HRLP Morrocroft LP

**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 *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The map recommends a 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 proposes a mix of office and commercial and EDEE uses.
- The site located in a Regional Activity Center an area recommended for more intense uses in a walkable, pedestrian friendly form.
- There are existing office, retail and institutional uses adjacent to the site.
- The petition will add adjacent mix of uses to the area.
- The plan provides new sidewalks improving pedestrian connectivity around the through the site.
- The site plan makes use of underutilized space and redevelops existing surface parking lots on the site.

Motion/Second: Welton / Harvey

Yeas: Gaston, Gussman, Harvey, Russell, Samuel Welton

Nays: None
Absent: Rhodes
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Commissioner Welton asked about traffic lights and intersection improvements at Cameron Valley. Jacob Carpenter with CDOT responded that there would be improvements to pedestrian crossings including pedestrian crossing beacon and changes to slip lanes to allow safer crossings and access to the Loop project. Commissioner Russell asked is the parking adjacent to retail would be parallel, reverse in or pull in style. Staff responded that based on the dimensions of the parking shown it would be pull in parking.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311