



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2017-121

November 20, 2017

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-M(O) (transit oriented development, mixed use, optional)

LOCATION

Approximately 19 acres located on the north side at the end of Raleigh Street, east of East Sugar Creek Road.
Council District 1 - Kinsey

PETITIONER

Flywheel Group

ZONING COMMITTEE ACTION VOTE

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Motion/Second: Spencer / McClung
Yeas: Fryday, Majeed, McClung, McMillan, Spencer, and Sullivan
Nays: None
Absent: Nelson
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *Blue Line Extension Transit Station Area Plan*.

A Commissioner asked if the 12 outstanding issues had been addressed. The Committee suspended the rule to allow the petitioner's agent, Bridget Grant, to verbally confirm how the issues would be addressed. Ms. Grant addressed each of the outstanding issues and noted that staff rescinded item #12.

The Committee asked questions about the building height, the Cross Charlotte Trail and the area plan recommendation. One Commissioner asked staff to verify that notice was sent to the Howie Acres Community as a lady spoke at the public hearing indicating that they had not been notified about the rezoning. Staff responded that Vickie Hayden with the Howie Acres Community was notified through courtesy and final mail notices sent by the planning department. In addition, the petitioner sent Ms. Hayden notification of the community meeting.

A Commissioner asked for the staff recommendation. Staff responded that the petitioner committed to address all of the outstanding issues as verbally indicated; therefore, staff recommended approval of the petition.

There was no further discussion of the petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 (motion by Spencer seconded by McClung) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *Blue Line Extension Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The *Blue Line Extension Transit Station Area Plan* recommends transit

- oriented development for the site; and
- The subject site is within a ½-mile walk of the Sugar Creek Transit Station on the LYNX Blue Line Extension.

Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- The proposed rezoning allows redevelopment of a site zoned for industrial use to be developed with transit supportive uses; and
- The proposal allows for all uses in the TOD-M (transit oriented development – mixed-use) district, which include office, residential, retail, and civic; and
- The network of public and private streets and commitments for the Cross Charlotte Trail will improve both the pedestrian and vehicular travel patterns; and
- Design standards beyond the ordinance requirements will enhance the quality of the built environment at a transit station.