

Petition 2017-108 by Arden Group, LLC

To Approve:

([I move that the](#)) Zoning Committee finds the request for the portion of the property that is zoned I-1 (light industrial) to be **inconsistent** with the *University City Area Plan*. The request for the portion of the property zoned B-2(CD) (general business, conditional) is **inconsistent** with the *University City Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends office, and warehouse/industrial uses for the portion of the property that is zoned I-1 (light industrial); and
- The plan recommends automobile sales and services, as amended by Petition 2013-52, for the portion of the property zoned B-2(CD) (general business, conditional).

([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 site is located in the Northeast Growth Corridor which by policy encourages increased intensity, redevelopment of underutilized properties, and development of regional-serving uses requiring high levels of vehicular access; and
- The proposed entertainment use is an appropriate intensification and redevelopment of the existing Industrial and B-2 (CD) zoning which contemplated low intensity industrial and automotive sale/service development; and
- The site is adjacent to I-85, providing a location that minimizes the visibility of fencing and lighting associated with an outdoor driving range on surrounding land uses; and
- The site is accessible to I-85 via Ikea Boulevard and University City Boulevard, providing appropriate vehicular access to the proposed regional-serving entertainment uses; and
- The proposed development will provide a network of streets consistent with the University City Area Plan that will enhance pedestrian and vehicular connectivity to the University City Boulevard Transit Station.

Consistency:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

Recommendation:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

To Deny:

([I move that the](#)) Zoning Committee finds the request for the portion of the property that is zoned I-1 (light industrial) to be **inconsistent** with the *University City Area Plan*. The request for the portion of the property zoned B-2(CD) (general business, conditional) is **inconsistent** with the *University City Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends office, and warehouse/industrial uses for the portion of the property that is zoned I-1 (light industrial); and

- The plan recommends automobile sales and services, as amended by Petition 2013-52, for the portion of the property zoned B-2(CD) (general business, conditional).

([Therefore, we find](#)) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)