



**Zoning Committee**

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**REQUEST**

Current Zoning: O-1(CD) (office, conditional)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 13.17 acres located on the east side of the intersection of Yorkmont Road and Parkway Plaza Boulevard (Council District 3 - Mayfield)

**PETITIONER**

Milestone Investments, LLC (Attn: Michael Sauer)

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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:

This petition is found to be consistent with the *Southwest District Plan*, based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends multi-family residential and office land uses for this site.

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

- The proposed residential development is consistent with the recommended land use for the site, and is compatible with the existing residential development into which it will be integrated.
- The site is located within the Old Coliseum mixed use activity center, as per the Centers, Corridors and Wedges Growth Framework, which envisions an activity center with a more robust mix of uses, including moderate density residential.
- The site is surrounded by a mix of scattered single-family homes, apartments, townhomes, commercial, institutional, and office uses, and vacant land, making this proposed project compatible with the existing land uses in the area.

Motion/Second: Samuel / Ham

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

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.

A commissioner asked if Yorkmont Road can handle the proposed traffic. CDOT staff responded that several street improvement projects and connections were underway to serve the area.

There was no further discussion of this petition.

**PLANNER**

Claire Lyte-Graham (704) 336-3782