



Zoning Committee

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-CC (transit oriented development - community center)

LOCATION

Approximately 18.5 acres located on the west side of E. Sugar Creek Road, south of N. Tryon Street
(Council District 1 - Egleston)

PETITIONER

Greg Godley, Sugar Creek Ventures

**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:

This petition is found to be consistent with the *Blue Line Extension Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends Transit Supportive Land Uses for the 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 subject site is within a ½-mile walk of the Sugar Creek transit station.
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current industrial zoning.
- The area plan recommends a 50-foot height limit for the site. The site is not adjacent to any single family uses or commercial buildings of historic significance that would be impacted by greater height.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: Gussman / McClung

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

Nays: None

Absent: Ham

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was a discussion of terminology that is interchangeable in use: the area plan and vision plan.

One of the committee members stated that the NODA neighborhood association was against the petition. The committee member felt that most neighborhood groups were used to the conditional plan process and the new TOD ordinance would require some education to the public from staff. Staff agreed and recommended that developers still work to bring neighborhood groups into the development process.

One of the committee members stated that staff should be firm on development policy in transit oriented areas and staff responded that the new TOD regulations were adopted to implement policy.

Since conventional rezoning petitions do not require a community meeting, there was a question regarding notification. Staff responded that neighbors are still notified of potential rezoning even in the absence of a community meeting.

There was no further discussion of this petition.

PLANNER

Lisa Arnold (704) 336-5967