



Zoning Committee

REQUEST

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

LOCATION

Approximately 3.1 acres located on the south side of Raleigh Street, west of E. Sugar Creek Road

(Council District 1 - Egleston)

PETITIONER

Panchali Sau, Canopy CLT

**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 *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 site is within ¼ mile walk distance of the Sugar Creek Transit Station.
- The proposed transit oriented development zoning is more consistent with the area plan recommendation than the current industrial zoning.
- The structure map does not recommend any additional height limitations than what the ordinance allows.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: Gussman / Nwasike

Yeas: Spencer, Gussman, McClung, Ham, Wiggins, Nwasike, 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.

There was no further discussion of this petition.

PLANNER

Lisa Arnold (704) 336-5967