



Zoning Committee

REQUEST

Current Zoning: CC (commercial center)

LOCATION

Proposed Zoning: MUDD-O (mixed use development district, optional) with 5-year vested rights
Approximately 20.56 acres located along JW Clay Boulevard and Village Shopping Center Drive

PETITIONER

EBA Crystal Real Estate, LLC

**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 – University City Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail uses for the site.

(Therefore, 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 petition is proposing to convert an existing, auto-oriented retail center into a mixed-use pedestrian oriented center.
- The proposed development would provide the range of uses and density desired in this area of University City and within close proximity to the JW Clay Boulevard Station.
- The proposed development will better activate the area along the lakefront with pedestrian connections, and plaza/public open space amenities.
- The proposed project will help facilitate the continued transition of the University City area to a more urban, walkable community.

Motion/Second: Nwasike / Gussman

Yeas: Gussman, Ham, McClung, Spencer, Nwasike, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noting the remaining outstanding issues had been addressed. Staff stated the request is consistent with the *Blue Line Extension – University City Area Plan*. Staff recommended approval of the request. There was discussion of this item in regard to how it may translate to a TOD district given the proximity to the light rail line. Staff conveyed that the MUDD-O district incorporated many components of TOD principles and that the outcome of the project would be transit supportive and that the MUDD-O district was appropriate. Staff also conveyed the project began to take shape well before adoption of the new TOD ordinance, but all parties worked to maintain a transit supportive outcome.

A commissioner noted that the proposal also is beneficial in dealing with vacant big box stores in the area.

There was no further discussion of the petition.

PLANNER

David Pettine (704) 336-4566