



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2019-167

August 4, 2020

REQUEST

Current Zoning: I-2 (general industrial) and R-8 (single family residential)

Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 0.7 acres (two lots) located on the south side of State Street and north side of Katonah Avenue (Council District 2 - Graham)

PETITIONER

Grubb Management, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent for a portion of the site and inconsistent for a portion of the site with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends multi-family land uses for most of the site, including portions recommending greater than 25 DUA; and
- The plan recommends single family residential up to 8 DUA for a portion of the site.

However 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:

- Given the consistency to the *Central District Plan* and its proximity to the Lynx Gold Line, this is an appropriate use of that space.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from a portion of the site from single family residential up to 8 DUA to residential over 22 DUA.

Motion/Second: Kelly / Blumenthal

Yeas: Blumenthal, Kelly, McMillan, and Welton

Nays: Samuel, Nwasike, and Barbee

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

One of the committee members asked a question on why staff does not support this petition. Is it height? Staff stated that the height and scale of the building is a concern along with the lack of a plan for parking vehicles. Staff would need more answers on how the project will function.

One of the committee members commented on gold line and change of market conditions in the neighborhood and added that it seems like it is consistent with the transportation plan and other city plans.

One of the committee members asked whether the greenway is considered a mode of transportation. Staff stated that the greenway would be considered as mode of transportation. Staff added that a bus stop is preferred but not guaranteed by this petition and there is no enforcement of vehicle parking.

One of the committee members asked what the timeframe for a new bus stop along State street would be. Staff responded that they were unsure and would need to follow up with CATS staff for a response.

One of the committee members asked when the gold line would be finished. Another committee member added that it would be finished prior to construction of this petition.

One of the committee members commented that he understands why the petition needs a little more work. He appreciated the innovated approach plus the affordable housing element. Another one of the committee members commented that most of the Zoning Committee was not on the committee when this petition took place and there was a lengthy discussion on this project at the public hearing with the majority of the Council asking questions. The committee member feels that we need more innovative solutions for transportation and affordable housing and questioned providing affordability at what cost. The committee member added that Council is not totally supportive of this petition and there are no basic services nearby (grocery stores, drug stores, etc.).

One of the committee members struggles with the scale of the building in this location compared to neighboring homes and asked if it would benefit the petitioner to assemble more parcels. Staff reminded the Zoning Committee that affordability is not a deciding factor for zoning decisions based on state law. The location of the building in regard to height and parking was a concern and adding more parcels would allow a larger area to transition the height but could not determine if that would be enough to provide support.

One of the committee members asked about seeing a rendering of the project. Staff stated that the rendering at public hearing was likely from the petitioner's presentation.

One of the committee members stated that there were potential residents that might be willing to live without a car. Another committee member commented about adding bus line connecting to JCU and Aldi and asked if CATS adds a bus stop to this location, will petitioner have to build? Staff stated that there is no firm commitment to build a line in this location from CATS but the bus stop would be built as a part of this rezoning if CATS brings the line.

One of the committee members thinks that is project is over four (4) years away and asked for clarification on the timeline of the CATS bus stop commitment. Staff confirmed that the commitment for the construction of a bus stop would be for five (5) years after approval.

There was no further discussion of this petition.

MINORITY OPINION

The committee members appreciate the affordability and innovation of this petition however without the resolution of the burden of parking, creating the transfer of cars to the neighborhood, the scale of the building, not having the infrastructure to support, and lack of community support, they cannot support this petition. In addition, the lack of amenities (grocery, childcare, education) is a concern and it is not the right location for this type of development.

PLANNER

Lisa Arnold (704) 336-5967