



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-097

November 4, 2020

REQUEST

Current Zoning: RE-1(CD) (research, conditional) and INST(CD) (institutional, conditional)
Proposed Zoning: RE-1(CD) (research, conditional) and RE-1(CD) SPA (research, conditional, site plan amendment)

LOCATION

Approximately 12.40 acres located along the south side of Mallard Creek Road and along the east side of Penninger Circle. (Council District 2 - Graham)

PETITIONER

6800 Solelectron Owner, LP

**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 *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends institutional and office 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:

- This site proposes up to 50,000 square feet of facilities to accommodate uses including health clinics, offices, financial institutions, and laboratories.
- These uses are in accordance with the Northeast District Plan (1996) goal of providing a variety of job types to retain a strong employment base in this area.
- This proposal will increase access to health care access for surrounding residents.
- The proposal commits to pedestrian access and connectivity by proposing a 12-foot multi-use path on Mallard Creek Road and a minimum 6-foot sidewalk along Penninger Circle.

Motion/Second: Kelly / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

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

Michael Russell (704) 353-0225