

## Legislation Text

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File #: 15-7000, Version: 1

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### Rezoning Petition 2017-121 by Flywheel Group

#### Action:

**Render a decision on petition 2017-121 by Flywheel Group**

- **From I-2 (general industrial)**
- **To TOD-M(O) (transit oriented development - mixed use, optional)**

#### Staff Resource(s):

Ed McKinney, Planning  
Tammie Keplinger, Planning

#### Explanation

- The public hearing on this rezoning petition was held on November 20, 2017.
- The property is approximately 19.12 acres located on the north side at the end of Raleigh Street, east of East Sugar Creek Road. (Council District 1 - Kinsey)
- The petition proposes to redevelop a site in the Howie Acres area to allow all uses in the TOD-M (transit oriented development - mixed use) district. Uses allowed in the TOD-M (transit oriented development - mixed use) district include residential, office, retail and civic uses.
- The City Council expedited the decision on this petition at the Zoning Meeting on November 20, 2017 meeting as an advertising error prevented the petition from meeting General Statute requirements to go to public hearing in October. The expedited decision to November 27, 2017 will allow the decision on the rezoning to be only one week later than originally planned, therefore, keeping the project on schedule.
- The petitioner addressed all outstanding issues as noted in the "Final Staff Analysis."
- The Zoning Committee found the petition to be consistent with the *Blue Line Extension Transit Station Area Plan* and was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing.
- The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
- Staff agrees with the recommendation of the Zoning Committee.

#### Attachment

Zoning Committee Recommendation  
Final Staff Analysis  
Statements of Consistency  
Map  
Site Plan