



Zoning Committee

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: CG (CD) (General Commercial, Conditional)

LOCATION

Approximately 0.97 acres located on the south side of West Mallard Creek Church Road, east of Claude Freeman Drive, and west of Stelfox Street.
(Council District 4 - Johnson)

PETITIONER

Ahmad Developers, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends Campus Place Type for this site.

However, 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:

- This property is a remnant parcel not attached or accessible from the rest of the Campus but would support the daily access for workers within the Campus.
- According to the Equitable Growth Framework (EGF) access to essential amenities, goods and services is a high priority need in this area, this petition has the potential to provide access to daily needs for the businesses and workers of the University Research Campus.
- Retail uses as ancillary to a larger office campus are important to support the Campus and provide additional retail sector jobs.
- Property along the north side of Mallard Creek Church Road is improved with similar small-scale retail uses. Said properties are zoned MUDD-O with a Place Type of General Commercial.

- The proposed development is consistent and compatible with the existing development pattern to the north. The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Campus Place Type to General Commercial Place Type for the site.

Motion/Second: Shaw / Sealey
 Yeas: Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart
 Nays: None
 Absent: Neeley
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225