



Zoning Committee

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: OFC (Office Flex Campus)

LOCATION

Approximately 16.08 acres located on the east side of East W. T. Harris Boulevard, north of Rocky River Road, and west of John Russell Road.
(Council District 4 - Johnson)

PETITIONER

Plant 4 Partners, Inc.

**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 the Neighborhood 2 Place Type.

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:

- The Office Flex Campus Place Type is appropriate and consistent with the character and development pattern of this area as seen with the medical office parks and the Adventist office and book center.
- The Neighborhood 1 Place Type is a preferred adjacency for this site.
- Based upon the configuration of this parcel, it has a stronger relationship to WT Harris Boulevard, than the residential development pattern to the east.
- Access to essential amenities, goods and services is a high priority need in this area according to the EGF (Equitable Growth Framework) Community Reports. The uses allowed in the OFC Place Type could help facilitate this metric.
- Access to employment opportunities is a high priority in this area according to the EGF (Equitable Growth Framework) Community Reports. The uses allowed in

the OFC Place Type could help facilitate this metric.

- The site is served by the number 29 CATS local bus route.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 2 Place Type to Campus Place Type for the site.

Motion/Second: Winiker / McDonald

Yeas: Neeley, Winiker, Blumenthal, McDonald, Shaw, Stuart

Nays: None

Absent: Sealey

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner McDonald asked what the buffer requirement between the site and the adjacent single-family homes is. Staff responded that the buffer would be a vegetative Class B buffer with a 25-foot-wide width.

There was no further discussion of this petition.

PLANNER

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