



## Zoning Committee

---

---

**REQUEST**

Current Zoning: CC (Commercial Center)  
Proposed Zoning: CAC-1(EX) (Community Activity Center-1, Exception)

**LOCATION**

Approximately 2.87 acres located south of Ridge Road, east of Benfield Road, and north of Craven Thomas Road.  
(Council District 4 - Johnson)

**PETITIONER**

Wilkes Asset Management

---

**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 **consistent** 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 Community Activity Center Place Type for this site.

Therefore, 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:

- EX petitions are a type of conditional rezoning that allow for flexibility in quantitative zoning and streetscape standards in exchange for the commitment to public benefits in at least two out of three categories: city improvements, public amenities, and sustainability measures. EX petitions should be reserved for situations where extenuating circumstances make meeting ordinance standards an undue burden.
- The Site on which the climate controlled self-storage facility is proposed has unique circumstances which include a relatively narrow lot shape and 2 proposed street frontage extensions that abut the Site. The opposite side of the street frontage extension with the longest dimension abuts an existing cemetery.
- The public benefits proposed in support of this EX

petition, which include provision of public open space as well as construction of off-site sidewalk improvements to fill a gap in the sidewalk network along Highland Shoppes Drive, are supportive of the Community Activity Center Place Type which encourages pedestrian connectivity and public open spaces interspersed throughout the larger center.

- The *2040 Policy Map* (2022) recommends the Community Activity Center Place Type for this site and much of the surrounding area. Typical uses in this Place Type include a mix of retail, personal services, multi-family and office. The proposed climate controlled self-storage facility is a permitted use in the CAC-1 zoning district and could serve to support the existing and future mix of residential uses in the area.
- Access to employment is a high priority need in this area according to the EGF Community Support. This petition proposes uses that offer potential employment opportunities.
- Constructs the Highland Shoppes Drive and Brice Knoll Lane public road extensions for better connectivity in the area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Neeley / Shaw  
 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 consistent with the *2040 Policy Map*.

Chairperson Blumenthal asked how staff defines active uses. Staff responded that in this petition retail uses is a definition of active uses.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225