



Zoning Committee

---

---

**REQUEST**

Current Zoning: O-6(CD) (office)  
Proposed Zoning: MUDD-O (mixed use development, optional)

**LOCATION**

Approximately 1.12 acres located on the south side of Coltsgate Road, east of Sharon Road, north of Fairview Road (Council District 6 - Bokhari)

**PETITIONER**

2901 LLC

---

**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 **inconsistent** with the *South Park Small Area Plan (2000)* based, based on the information from the staff analysis and the public hearing and because:

- The *Plan* recommends mix of single family/multi-family/office uses for this site.

However, 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:

- While the specific plan recommendation for this area is a mix of residential and office, the *SouthPark Small Area Plan* also recommends the area to transition from a suburban shopping and business environment to a town center composed of a balanced mixture of land uses.
- In addition, the *Centers, Corridors and Wedges Growth Framework* identifies SouthPark as a Mixed Use Activity Center, a priority area for intensification and urban, pedestrian-oriented development.
- The site plan for this proposal includes a vertical mix of uses and provides active nonresidential uses that are located on the ground floors of buildings and oriented to the sidewalk network.
- The site plan also provides wide setbacks along the existing public streets allowing for the opportunity create active open space.

The approval of this petition will revise the adopted future land use as specified by the *South Park Small Area Plan*, from single family/multi-family/office to office/retail.

Motion/Second: Ham / Nwasike  
Yeas: Gussman, Ham, Kelly, Nwasike, Spencer,  
Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition, changes since the hearing and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311