



Zoning Committee

---

---

**REQUEST**

Current Zoning: R-3 (single family residential) and MUDD-O (mixed use development, optional)  
Proposed Zoning: MUDD-O (mixed use development, optional) and MUDD-O SPA (mixed use development, optional, site plan amendment)

**LOCATION**

Approximately 1.32 acres located on the south side of Youngblood Road, west of Buckthorne Ridge Lane, and east of McKee Road  
(Outside City Limits)

**PETITIONER**

Bill Hodges

---

**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 for a portion of the site and consistent for portion of the site with the *Steele Creek Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential up to four dwelling units per acre (DUA); and
- The plan recommends retail.

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:

- For a portion of the site the petition is inconsistent with the area plan recommendation; however, it will allow the expansion of an existing adjacent commercial indoor pet center.
- The proposed expansion of the commercial indoor pet center provides a needed service to the surrounding residential neighborhood.
- Adequate fencing, buffering and sound insulation are included as part of the proposed site plan to protect adjacent properties.
- The parcel to the east, adjacent to the proposed expansion of the indoor pet center, is used as the community pool, playground and parking lot for the adjoining residential subdivision.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential up to four DUA land use to retail for a portion of the site.

Motion/Second: Barbee / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent and consistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Lisa Arnold (704) 336-5967