



Zoning Committee

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**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: MUDD-O (mixed-use development, optional)

**LOCATION**

Approximately 3.83 acres located on the southeastern corner of the intersection of Berryhill Road and State Street.

(Council District 2 - Graham)

**PETITIONER**

Station West LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **inconsistent** with the *Central District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial uses for the 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:

- While inconsistent with the industrial land use recommendation for the site, the proposed rezoning is compatible with current development patterns in the area.
- The proposed development will adaptively reuse older industrial buildings with a mix of uses, which is more compatible with the surrounding uses and adjacent residential uses than the industrial uses that previously occupied those buildings.
- The petition will provide minimum 6' sidewalk along both the Berryhill Road and State Street frontages where none currently exists as well as accessible curb ramps at the intersection.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial land use to mixed use for the site.

Motion/Second: Blumenthal / Welton  
Yeas: Blumenthal, Chirinos, Rhodes, Samuel, and  
Welton  
Nays: None  
Absent: Ham, Spencer  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

Commissioner Welton inquired as to whether there was a railroad crossing of State Street adjacent to the site. Staff replied that there was, but it will be removed as a condition of rezoning petition 2021-196.

Chairperson Samuel expressed concern regarding the lack of traffic impact studies on petitions in this area and they she will have questions for CDOT in the future.

There was no further discussion of this petition.

**PLANNER**

Joe Mangum (704) 353-1908