



Zoning Committee

REQUEST

Current Zoning: R-8MF(CD) (multifamily residential, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 12.403 acres located on the west side of IBM Drive, south of Baucom Road, and north of University City Boulevard.
(Council District 4 - Johnson)

PETITIONER

IP P2 CCP, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-1 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 1 place type 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:

- The petition proposes to add to the variety of housing options in the area.
- This location is well served by the Community Activity Centers and Campus place types in the area as the site is located directly across from the research park on IBM Drive.
- This site will also be served by the future public greenspace at the IBM Drive Park site adjacent to this location.
- The petition proposes to include a minimum of 30,000 square feet of outdoor amenity areas located throughout the site.
- The petitioner proposes streetscape improvements including an 8-foot planting strip and 12-foot multi-use path along IBM Drive and an 8-foot planting strip and 8-foot sidewalk along Catalyst Boulevard.
- This location is well served by bus transit along IBM Drive.

- The petitioner proposes to support transit access by installing a CATS bus waiting pad on the site’s frontage along IBM Drive.
 - The petition proposes to provide a vegetated landscape area to serve as a buffer to approved townhome entitlements adjacent to their site.
 - The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments.
- The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 for the site.

Motion/Second: Sealey / Neeley
 Yeas: Neeley, Russell, Sealey, Welton, Whilden, Winiker
 Nays: Lansdell
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Welton stated that zero people had attended the community meeting. He noted that the petitioner must send notices to everyone within 300-feet of the site. He asked if we could extend that distance. Staff responded that the 300-foot distance is set by Council. However, if we see a petition that didn't get a lot of people, we do encourage a second meeting. I do know they had a lot of feedback on the initial petition on this property that was approved in 2020.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Lansdell stated he had concerns with transportation access across IBM Drive and the amount of parking on the site.

PLANNER

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