



Zoning Committee

REQUEST

Current Zoning: TOD-TR (Transit Oriented Development - Transition)

Proposed Zoning: CAC-1 (Community Activity Center-1)

LOCATION

Approximately 2.782 acres located along the east side of Sanctuary Place, the north side of Twitter Lane, and the south side of University City Boulevard (Council District 4 - Johnson)

PETITIONER

BPR Properties, 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:

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)* calls for Community Activity Center Place Type.

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:

- This site is slightly under 1 mile to the University City Boulevard Blue Line Station.
- This rezoning would support the Community Activity Center Place Type by achieving the goals of transitioning from a more automobile-centric orientation toward a more walkable, well-connected, moderate intensity mix of retail, restaurant, entertainment, office, and personal service uses, including some residential uses.
- The development standards of the CAC-1 district allow for greater flexibility in design and site elements, such as parking amount and location, while accommodating multiple modes of transportation including walking, bicycling, and automobile.
- The Community Activity Center place type is considered appropriate for this site given that the surrounding parcels are designated for the Community Activity Center place type and this rezoning would help further

align the place type recommendation toward the intersection of Tryon Street and University City Blvd.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10-Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity

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

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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