



Zoning Committee

REQUEST

Current Zoning: ML-1 (manufacturing and logistics-1)
Proposed Zoning: IMU (innovation mixed use)

LOCATION

Approximately 8.5 acres located along the west side of MacFarlane Boulevard, north of Regan Drive, and south of University City Boulevard.
(Council District 4 - Johnson)

PETITIONER

Cambridge Properties, Inc.

**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)* recommends the Innovation Mixed Use Place Type for this site.

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 petition is consistent with the recommended land use for the site.
- The requested district is aligned with the mixed-use sites in the surrounding area.
- The proposed uses could contribute to access to goods, services, and amenities and has the potential to contribute to access to employment.
- The proposed site would be well supported by transit with a CATS bus line and bus stops within a ½ mile of the site as well as a LYNX Blue Line stop within a ½ mile of the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity.

Motion/Second: Neeley / Whilden
Yeas: Lansdell, Neeley, Russell, 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

Michael Russell (704) 353-0225