



Zoning Committee Recommendation

Rezoning Petition 2023-173

June 4, 2024

REQUEST

Current Zoning: OFC (office flex campus) and ML-1
(manufacturing & logistics – 1)
Proposed Zoning: IMU (innovation mixed-use)

LOCATION

Approximately 2.06 acres located at the southwest intersection
of Commercial Avenue and Eastway Drive, north of East Sugar
Creek Road.
(Council District 1 - Anderson)

PETITIONER

Josaih Boling

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of
this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent and 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) calls for Innovation Mixed-Use for the western portion of the site; and
- The *2040 Policy Map* (2022) calls for Neighborhood 2 for the eastern portion of 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:

- Located between The Plaza and Eastway Drive corridors, Commercial Avenue hosts various industrial, commercial and institutional uses, some of which service nearby residents in the Neighborhood 1 areas that comprise much of this area.
- The innovation mixed-use zoning district is compatible with the adjacent uses and zoning, almost all of which is ML-1. The innovation mixed-use zoning district is intended for areas such as these which are situated against former or transitioning industrial areas that may also abut neighborhoods or activity centers with a mix of

office, commercial, and residential uses. The application of the IMU zoning district would provide a better transition between the industrial development along Commercial Avenue and the largely residential uses to the north and east.

- The proposal would bring the site into consistency with the portion of the 2040 Policy Map (2022) that calls for the Innovation Mixed-Use Place Type for half of the rezoning site as well as the vast majority of the parcels along Commercial Avenue.
- The portion of the site designated as Neighborhood 2 on the 2040 Policy Map is not reflective of the existing zoning or uses. Bringing the site in its entirety under one Place Type would be more appropriate than reserving the corner parcel along Eastway Drive as Neighborhood 2 when it is not adjacent to any other parcels under the same Place Type or multi-family residential uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* from Neighborhood 2 for a portion of the site to Innovation Mixed-Use.

Motion/Second: Lansdell / Russell

Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden

Nays: None

Absent: Winiker

Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Welton commented on the *2040 Policy Map* recommendations in the area and staff clarified the surrounding zoning sometimes differs from the place type recommendations.

Commissioner Russell asked about the on-street parking conversation that occurred during the public hearing. Staff clarified that the on-street parking mentioned is informal parking utilized by surrounding businesses.

There was no further discussion of this petition.

PLANNER

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