



Zoning Committee

**REQUEST**

Current Zoning: MUDD-O (mixed-use development-optional)  
Proposed Zoning: MUDD-O SPA (mixed-use development-optional, site plan amendment)

**LOCATION**

Approximately 1.23 acres located in the northeast quadrant of the intersection of Central Avenue and Morningside Drive, south of Roland Street.  
(Council District 1 - Anderson)

**PETITIONER**

SRL Central Avenue Properties, LLC

**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 *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood Center for the nonresidential portion and Neighborhood 1 for the existing single-family home.

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 Neighborhood Center Place Type recommends small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents. The petition aligns with this recommendation.
- The petition adds residential to the list of allowed uses on the site, increases total square footage from 44,000 square feet to 45,000 square feet, and adds optional provisions regarding existing structures.
- The petition carries forward all the entitlements and conditions from the previously approved rezoning.
- The project commits to an eight-foot sidewalk and eight-foot planting strip along Central Avenue, and a six-foot sidewalk and eight-foot planting strip along Morningside Drive.

- Plants 10-foot-wide landscape areas adjacent to single family lots to Class C buffer standard.
  - The parcel is located at the Morningside Stop proposed LYNX Gold Line Morningside Drive Stop is located at Central Avenue and Morningside Drive.
  - The petition could facilitate the following 2040 Comprehensive Plan Goals:
    - 1: 10 Minute Neighborhoods
    - 2: Neighborhood Diversity & Inclusion
    - 5: Safe & Equitable Mobility
    - 6: Healthy, Safe & Active Communities
- The approval of this petition will revise the parcel recommended for the Neighborhood 1 place type as specified by the 2040 Policy Map to Neighborhood Center for the site.

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

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map* for most of the site, and inconsistent for the portion with a single-family home.

Staff stated that the petitioner has been working with CDOT and Parks to resolve outstanding issues.

Commissioner Lansdell inquired about triggers for transportation improvements and staff responded that a 1,500 square foot expansion would trigger those requirements. Streetscape improvements will not be required until the demolition of the existing building and redevelopment of the lots.

There was no further discussion of this petition.

**PLANNER**

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