



Zoning Committee

REQUEST

Current Zoning: CG (General Commercial)
Proposed Zoning: CAC-1 (Community Activity Center – 1)

LOCATION

Approximately 1.58 acres located on the west side of Wallingford Street, north of Woodlawn Road, and south of Yeoman Road.

(Council District 3 - Brown)

PETITIONER

Providence Group Capital

**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 **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* recommends Commercial place type.

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 site is adjacent to Community Activity Center place type to the north and east.
- The petition site is approximately ½ mile walking distance from the Woodlawn Blue Line station.
- The petition site is within an area identified as having insufficient housing. The CAC-1 zoning district permits housing and is intended to accommodate areas that are transitioning from an automobile-centric orientation toward a more walkable, moderate intensity mix of 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 Commercial place type to Community Activity Center for the site.

Motion/Second: Winiker / Shaw
Yeas: Neeley, Stuart, Winiker, Shaw, Blumenthal,
McDonald
Nays: None
Absent: Sealey
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908