



Zoning Committee

REQUEST Current Zoning: B-2 PED (general business, pedestrian overlay)
Proposed Zoning: B-2 PED(O) (general business, pedestrian overlay-optional)

LOCATION Approximately 0.241 acres located on the west side of The Plaza, north of Commonwealth Avenue.
(District 1 – Egleston)

PETITIONER Rhyno Partners Coffee 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:

This petition is found to be **consistent** with the *Plaza Central Pedscape Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail mixed use: retail/office/multi-family residential uses with a pedestrian overlay district.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The site is located within the Plaza Midwood business district.
- The *Plaza Central Pedscape Plan* identifies the site as being located within the Village Retail Area, a larger area east of the CSX railroad tracks with the potential to be a highly walkable compact mixed-use retail village.
- The Gold Line streetcar is proposed to run along Central Avenue, north of this site, which will provide an alternative mode of transportation.

Motion/Second: Gussman / Nwasike

Yeas: Gussman, Ham, Kelly, Spencer, Nwasike, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION Staff provided a summary of the request, noting all outstanding issues were addressed by the petitioner and that the proposal is consistent with the adopted plan.

There was no discussion of the request.

PLANNER Claire Lyte-Graham (704) 336-3782