



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 0.075 acres located on the south side of Central Avenue, east of Pecan Avenue and west of Thomas Avenue. (Council District 1 - Egleston)

**PETITIONER**

Central Avenue Karyae LLC

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**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:

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 adopted plan recommends office/retail/multi-family residential uses greater than 12 units per acre with a pedestrian overlay.

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 on Central Avenue, which is a commercial corridor.
- The property is located within the heart of the Plaza Midwood business district where the *Plaza Central Pedscape Plan* identifies the preservation of the historic character as a priority.
- The proposal will preserve an existing building in the business district.
- The Gold Line streetcar is proposed to run along Central Avenue in front of this site, which will provide an alternative mode of transportation.

Motion/Second: Welton / Barbee

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. Staff noted that since the public hearing an additional note to the site plan permitting minor renovations or expansions up to 20% of the gross square feet. A Commissioner commented that this project is a good example of reuse of an existing building. A Commissioner asked if this petition is the smallest rezoning thus far, and staff responded that it was one of the smaller requests. The Commissioner inquired about the possible expansion of the building, and staff responded that the 20% represented the maximum allowed under the present request, and that expansion over the 20% would require another application. There was no further discussion of this request.

**PLANNER**

Claire Lyte-Graham (704) 336-3782