



Zoning Committee

REQUEST

Current Zoning: B-1/B-2 (neighborhood business, general business)
Proposed Zoning: MUDD(O) (mixed-use development, optional)

LOCATION

Approximately 1.23 acres located at the NE corner of the intersection of Central Avenue and Morningside Drive in the Plaza Midwood community.

(Council District 1 - Egleston)

PETITIONER

SRL Central Avenue Partners, LLC

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 both **consistent** and **inconsistent** with the *Central District Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends both retail and single family uses for 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:

- The request is reasonable as the MUDD district permits most uses already allowed through existing zoning.
- The request is contextually appropriate to existing zoning and uses for adjacent parcels with frontage along Central Avenue.
- The petition aligns with the Central District Plan's policy of "encouraging well designed pedestrian-oriented community mixed use centers to provide residents and the business community with a variety of retail and small business opportunities."

The approval of this petition will revise the residential portion of the site's adopted future land use as specified by the *Central District Plan* from residential to retail/office uses.

Motion/Second: Blumenthal / Welton
Yeas: Blumenthal, Chirinos, Ham, Samuel, Spencer
and Welton
Nays: None
Absent: Rhodes
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is both consistent and inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090