



## Zoning Committee Recommendation

Rezoning Petition 2024-122

February 4, 2025

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### REQUEST

Current Zoning: NS (Neighborhood Services)  
Proposed Zoning: CG(CD) (General Commercial, Conditional)

### LOCATION

Approximately 0.33 acres located along the north side of Margaret Wallace Road, south of Idlewild Road, and northeast of Mintworth Avenue.

(Council District 5 - Molina)

### PETITIONER

Mintworth Commons Holdings, LLC c/o APG Advisors

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### 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:

#### To Approve:

This petition is found to be **consistent** 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 the Commercial Place Type for the site.

Therefore, 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 is consistent with the recommended *2040 Policy Map* Place Type of Commercial. The CG zoning permits a variety of uses that are typical of shopping centers.
- The undeveloped site is currently zoned NS and is entitled to develop with neighborhood retail uses inside of an existing shopping center.
- The site is walkable to nearby neighborhoods and is adjacent to daily needs. The site could increase access to goods and services offered in the existing shopping center.
- The site is located adjacent to a 4+ lane Avenue which is considered an arterial street and is intended to serve high volumes of traffic.
- The site is located along the route of the CATS 52x express bus providing commuter access to Uptown.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10-Minute Neighborhoods
  - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Shaw / Neeley

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald,  
Shaw, Stuart

Nays: None

Absent: None

Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

There was no further discussion of this petition.

## **PLANNER**

Stuart Valzonis (704)353-1930