



Zoning Committee Recommendation

Rezoning Petition 2022-181

May 31, 2023

REQUEST

Current Zoning: TOD-M(O) (transit-oriented development-mixed use, optional)

Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 0.22 acres located on the south side of North Davidson Street, north of Yadkin Avenue, and west of East 34th Street.

(Council District 1 - Anderson)

PETITIONER

AJ Klenk

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 **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood Center Place Type.

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:

- Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.
- The proposal offers an appropriate transition between non-residential uses to the north and residential uses to the south.
- The petition is proposing reuse of an existing structure, which will ensure compatibility with the surrounding character.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity

- 9: Retain Our Identity & Charm

Motion/Second: Lansdell / Welton

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes,
Russell, 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 *2040 Policy Map*.

Commissioner Lansdell expressed struggling with properties transitioning from single family residential to nonresidential activities and what successful business deliveries will look like. Commissioner Gussman recognized the tradeoffs in preserving existing structures.

There was no further discussion of this petition.

PLANNER

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