

Zoning Committee Recommendation

Rezoning Petition 2025-108

January 6, 2026

REQUEST

Current Zoning: TOD-NC(CD) (Transit Oriented Development - Neighborhood Center, conditional) and TOD-UC(CD) (Transit Oriented Development - Urban Center, conditional)
Proposed Zoning: RAC(EX) (Regional Activity Center, exception) and TOD-UC(CD) (Transit Oriented Development - Urban Center, conditional)

LOCATION

Approximately 1.14 acres located north of Cleveland Avenue, west of East Worthington Avenue, and east of South Boulevard.(Council District 2 - Graham)

PETITIONER

CRD Development, 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:

To Approve:

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

- Based on the goals and policies of the *South Inner Area Plan* and the *2040 Policy Map* recommends the Regional Activity 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:

- This site is designated as the Regional Activity Center (RAC) Place Type by the *2040 Policy Map*. The RAC Place Type calls for a mix of uses such as office, multi-family residential, and retail and is characterized by urban form with mid-to high-rise commercial and residential buildings.
- The site is currently underutilized and contains an abandoned warehouse structure and is used as a surface parking lot.
- An Exception (EX) conditional rezoning is a request to modify quantitative zoning standards, in exchange the petitioner agrees to provide at least two public benefits from two of the following three categories: sustainability, city improvement, and public amenities.

- The primary driver of this rezoning request is the request for an Exception (EX) provision to increase the allowable building height within 200 feet of the designated Neighborhood 1 Place Type. The site is located adjacent to the southeast corner of Cleveland Avenue and East Worthington Avenue, which is designated as Neighborhood 1 Place Type by the *2040 Policy Map*. However, this Place Type is applied to former single family homes, now zoned CG (General Commercial), that have been repurposed for nonresidential uses such as office and retail.
- The site is in a rapidly developing area with new high-rise residential and office buildings as well as a broad mix of uses such as former warehouses converted to office and retail space, mid-rise apartments, single-use commercial buildings, and single family homes.
- The proposed Regional Activity Center zoning district better aligns with the *2040 Comprehensive Plan*'s vision for the area, as well as with the surrounding Transit Oriented Development (TOD) zoning districts. Additionally, the proposed building height is lower than what is permitted in the RAC (Regional Activity Center) district under the standards of the UDO (Unified Development Ordinance).
- The site is located within ¼-mile of the LYNX Blue Line East/West Station.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 7: Integrated Natural & Built Environments

Motion/Second: Shaw / Gaston

Yea: Shaw, Gaston, Stuart, Millen, Caprioli, and Welton

Nays: None

Absent: McDonald

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the goals and policies of the *South Inner Area Plan*.

Chairperson Welton asked whether the Dilworth Community Association (DCA) is comfortable with the proposed Exception (EX) benefits outlined in the conditional plan. Staff stated that they have had conversations with DCA representatives and believe the association is satisfied with the proposed public benefits. However, staff noted that the benefits may change slightly before the rezoning petition returns to City Council for a decision, as they are working with the petitioner to ensure the

benefits are worded in a way that the execution of those benefits can be easily verified by Land Development.

There was no further discussion of this petition.

PLANNER

Maxx Oliver (704) 336-3571