



Zoning Committee

REQUEST

Current Zoning: NC (neighborhood center)
Proposed Zoning: CAC-2(CD) (community activity center – 2, conditional)

LOCATION

Approximately 2.59 acres located along the south side of Commonwealth Avenue, west of The Plaza, and east of Pecan Avenue.
(Council District 1 - Anderson)

PETITIONER

White Point Partners

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** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* calls for Community Activity Center.

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 area of Plaza Midwood is characterized by a lively mix of uses in low to mid-rise structures connected by a well-utilized pedscape that weaves throughout the commercial core of the neighborhood to the adjacent residential areas it services.
- Abutting this portion of the neighborhood is Independence Boulevard where land uses are quickly densifying. The current adopted Silver Line route will run along the backside of this property between Independence Boulevard and the rezoning boundary. Less than a ¼-mile away at the intersection of Pecan and Central Avenue there is a proposed transit station. The adjacency to this forthcoming transit infrastructure gives credence to intensification on parcels such as these that don't abut single family homes or other sensitive land uses.
- The core of Plaza Midwood's densest development is

anticipated to occur along the west side of Pecan Avenue just north of Independence Boulevard along the proposed Silver Line which plans for a transit station at that site. As a result, that property is zoned TOD-UC, the most intense of the transit oriented development zoning districts which allows for a greater scale of development than the community activity center zoning districts. As you travel east through Plaza Midwood the profile of the structures shift to more low and mid-rise commercial and office buildings and then single family residences. This rezoning sits in a transitional space between the neighborhood's most intense scale of development to the west of the site and the neighborhood center and neighborhood 1 development to the east.

- The CAC-2 district is being requested for the site rather than CAC-1 because the CAC-2 district provides more flexibility in vehicle parking requirements. Lessening reliance to personal vehicle usage in this area is relevant given the existing and planned public transit options and the prioritization of walkability.
- The conditions of this rezoning petition would require the developer to prioritize development bonus options in order to achieve any height above 80 feet. The maximum height of any building in the rezoning area is 126 feet. These height restrictions closely reflect the less dense community activity center zoning district, CAC-1, which also requires development bonus commitments for any height above 80 feet with a maximum height of 120 feet. The maximum height proposed in this petition does not exceed the maximum building height that was approved for the adjacent site on the east site of The Plaza as petition 2022-099.
- Guaranteeing commercial uses at the ground floor of any redevelopment along this corridor is vital to maintaining this area as an activity center that provides goods and services to nearby residents. This petition commits to activating the ground floors with commercial uses which is consistent with the goals of recommended Place Type for the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Winiker / Whilden

Yeas: Lansdell, Neeley, Sealey, Welton, Whilden, Winiker

Nays: None

Absent: Russell

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Winiker noted that he lives very near this site and has seen the area undergo a considerable amount of change. This rezoning continues to support adaptive reuse in the short term but will have more intense development in the future. Winiker posed questions as to what may happen to businesses in this area and what is in the public's purview in protecting this area and preserving its character. Winiker commented on how the city and developers should consider revising the streetscapes to encourage better and safer pedestrian areas, and this petition should be used as an opportunity to reimagine pedestrian corridors.

Chairperson Welton asked staff about the existing NC zoning over much of the area and what is appropriate in regard to the application of CAC zoning districts given that they are more intense than NC. Staff responded by noting that the *2040 Policy Map* prescribes Community Activity Center over this area and the NC zoning on the ground today is a result of the pedestrian overlay that converted parcels with general legacy district zoning to NC. The request for CAC-2(CD) at this site does not necessarily spur anymore transition to CAC development than would have been possible since the alignment rezoning process will likely look to revise much of the zoning to CAC in this area to match the place type already in place.

There was no further discussion of this petition.

PLANNER

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