



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-131

December 1, 2020

REQUEST

Current Zoning: MUDD-O PED (mixed use development district, optional, pedestrian overlay)
Proposed Zoning: O-2 PED (office, pedestrian overlay)

LOCATION

Approximately 0.48 acres located in the eastern quadrant of the intersection of Harding Place and Kenilworth Avenue, west of South Kings Drive.
(Council District 1 - Egleston)

PETITIONER

West Morehead Ventures, 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 **consistent** with the *Midtown Morehead Cherry Area Plan* (2012) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office uses for this 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 site is directly adjacent to areas zoned O-2.
- This rezoning would allow for the redevelopment of the site to a use that is in line with the proposed land use prescribed in the area plan.
- The site is located along a major thoroughfare among development of moderate intensity, appropriate for the application of the O-2 zoning district.

Motion/Second: Welton / Rhodes

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Ham

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902