



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-139

July 5, 2022

REQUEST

Current Zoning: B-2 PED (general business, pedscape overlay)
Proposed Zoning: B-2 PED-O (general business, pedscape overlay, optional)

LOCATION

Approximately 0.69 acres located at the southeast intersection of Central Avenue and Nandina Street, east of The Plaza.
(Council District 1 - Egleston)

PETITIONER

Boulevard at 1800 Central, 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** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The policy map recommends Community Activity Center 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 site is currently developed with a recently constructed building for various commercial uses, though portions of the building remain vacant.
- The existing minimum parking standards for the pedestrian overlay district require 1 parking space per 125 square feet of EDEE uses and 1 parking space per 600 square feet of all other non-residential uses. This petition's optional provision for a standardized 1 space per 600 square feet of all non-residential uses allows for greater flexibility in the ratio of EDEE uses to other non-residential uses without necessitating the construction of more parking in an area that is shifting to transit and pedestrian-friendly development.
- A decrease in the overall required parking at this site supports the goals of the pedestrian overlay district to "promote a mixture of uses in a pedestrian-oriented setting of moderate intensity...to support economic development along business corridors."

- This optional provision to lower minimum parking standards align with the goals of the pedestrian overlay district as well as the planned transit routes in this area which will directly contribute to a diversity of transportation options. The petition is located along the proposed Gold Line route on this portion of Central Avenue and will also be within a ½-mile walk of the proposed Pecan Station for the Silver Line.

Motion/Second: Samuel / Barbee

Yeas: Barbee, Gaston, Gussman, Harvey, Samuel, Russell

Nays: None

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairman Gussman noted that the Plaza Midwood Merchants Association has been in frequent communication with the petitioner and the association felt that the requested zoning district was appropriate and generally support the petition.

Commissioner Russell asked staff why parking minimums were being enforced at this site when parking minimums add no value to developments and their surrounding neighborhoods. Staff responded that rather than enforcing parking minimums, the requested optional provision would create a reduction in the overall required parking at the site by standardizing the parking requirement for all non-residential uses to 1 space per 600 square feet rather than separating out EDEE uses which would typically require 1 space per 125 square feet.

There was no further discussion of this petition.

PLANNER

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