



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-219

July 5, 2022

REQUEST

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

Proposed Zoning: MUDD-O PED SPA (mixed use development, optional, pedestrian overlay, site plan amendment)

LOCATION

Approximately 2.65 acres located on the south side of Kenilworth Avenue, west side of Harding Place, and east side of East Morehead Street.

(Council District 1 - Egleston)

PETITIONER

Lincoln Property Company

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

- The map recommends 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:

- Community Activity Centers are places with a concentration of commercial and residential activity characterized by low to mid-rise, pedestrian oriented buildings.
- The site is located at the corner of Kenilworth Av. and E. Morehead St. in an area with a mix of uses and within a ½ mile walk of the hospital, Little Sugar Creek Greenway and Midtown Shopping Center.
- The building is existing and set aside space for ground floor commercial use.
- The proposal will allow the option to construct up to 8 additional dwelling units within that ground floor space, and no other changes to the building would occur.
- The commercial space has been vacant since the building was constructed in 2013 and the proposal will provide additional options for use of the space.

Motion/Second: Samuel / Russell
Yeas: Barbee, Gaston, Gussman, Harvey, Russell,
Samuel
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*.

A commissioner asked if the proposal would remove commercial use. Staff clarified that the rezoning give the petitioner the option to either lease the space for commercial uses or convert the space for residential units. If the space is converted there would not be commercial space on the site.

A commissioner asked if there were changes since the hearing. Staff clarified that the petition had not already come before Zoning Committee and there were no changes since the hearing.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311