



## Zoning Committee Recommendation

Rezoning Petition 2022-023

October 4, 2022

---

---

### REQUEST

Current Zoning: B-2 PED (general business, pedestrian overlay)

### LOCATION

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

Approximately 0.22 acres located on the north side of Central Avenue between Clement Avenue and Pecan Avenue.  
(Council District 1 - Anderson)

### PETITIONER

Kindredfruit Properties LLC

---

### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 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* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Community Activity Center Place Type 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 proposed rezoning is appropriate for the mixed-use development envisioned for the Community Activity Center place type.
- The request is contextually appropriate considering the site's location along Plaza Midwood's Central Avenue mixed-use corridor.
- The petition would improve the streetscape along the site's Central Avenue frontage by replacing the existing head-in angled parking with 8' planting strip and 8' sidewalk.
- The request would allow renovation and expansion of the building while limiting building height to 40'.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility

- 8: Diverse & Resilient Economic Opportunity
- 9: Retain Our Identity & Charm

Motion/Second: Russell / Rhodes

Yeas: Barbee, Gaston, Gussman, Harvey, Rhodes,  
Russell, Welton

Nays: None

Absent: None

Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

Commissioner Russell stated that this petition is a great example of small scale development and supporting small business. Commissioner Barbee echoed Commissioner Russell's comments in stating that it will help maintain neighborhood character in an area that is rapidly transforming with larger developments.

Chairperson Gussman added that the petition is good example of incremental development and also that the sidewalk improvements will be a huge upgrade over existing conditions.

## **PLANNER**

Joe Mangum (704) 353-1908