



## Zoning Committee Recommendation

Rezoning Petition 2021-275

November 1, 2022

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### REQUEST

Current Zoning: I-2 (general industrial) and R-5 (single family residential)  
Proposed Zoning: MUDD(CD) (mixed used development district, conditional)

### LOCATION

Approximately 7.54 acres located on the west side of Grimes Street, north side of Franklin Avenue, east side of North Graham Street, and south side of West 28th Street.  
(Council District 1 - Anderson)

### PETITIONER

Abacus Acquisitions, LLC

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

#### To Approve:

This petition is found to be **consistent** with the with the *2040 Policy Map* recommendation for Neighborhood Activity Center on the northwest half of the site and **inconsistent** with the recommendation for Neighborhood 1 on the southeast half of the site based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood Activity Center and Neighborhood 1 Place Types.

However, 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 petition adds to the variety of housing options in the area.
- The petition is appropriate and compatible to the existing single-family neighborhood uses along Grimes Street, Franklin Avenue, and Bancroft Street by proposing 3- & 4-unit townhomes, a less dense building form than the multifamily buildings along Graham Street and 28th Street.
- The petition commits to enhanced building design features such as usable porches and/or stoops when possible.
- The petition commits to building a 12-foot multi-use path and 8-foot sidewalk along the site's frontage on

- Graham Street and an 8-foot sidewalk and 8-foot planting strip along all public street frontages as well as along both sides of the proposed future Bancroft Street.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
    - 1: 10 Minute Neighborhoods
    - 2: Neighborhood Diversity & Inclusion
    - 5: Safe & Equitable Mobility
    - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood Activity Center and Neighborhood 1 Place Types to the Neighborhood 2 Place Type for the site.

Motion/Second: Rhodes / Harvey  
Yeas: Gussman, Harvey, Rhodes, Russell, Welton  
Nays: None  
Absent: Barbee, Gaston  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the with the *2040 Policy Map* recommendation for Neighborhood Activity Center on the northwest half of the site and inconsistent with the recommendation for Neighborhood 1 on the southeast half of the site with the *2040 Policy Map*.

There was no further discussion of this petition.

#### **PLANNER**

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