



Zoning Committee Recommendation

Rezoning Petition 2021-083

December 6, 2022

REQUEST

Current Zoning: B-2 (general business), I-1(CD) (light industrial, conditional), R-5 (single family residential), R-22MF (multi-family residential)
Proposed Zoning: MUDD(CD) (mixed use development district, conditional)

LOCATION

Approximately 5.38 acres located at the intersection of Arden Street and Kohler Avenue, east of Statesville Avenue, and west of North Graham Street.
(Council District 1 - Anderson)

PETITIONER

MQC1, 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* recommended Neighborhood Center Place Type for the parcels along Statesville Avenue, but **inconsistent** with the recommended Neighborhood 1 Place Type for the parcels along Arden Street, Kohler Avenue and Lomond Avenue with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood Center place type for the parcels along Statesville Avenue but recommends Neighborhood 1 place type for the parcels along Arden Street, Kohler Avenue, and Lomond Avenue.

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:

- This petition creates a good transition by buffering the more intense uses and building form along Statesville Ave from the established single-family neighborhood.
- This petition complements the growing development in the Statesville Corridor.
- This petition will contribute to housing access and variety along the Statesville Corridor.
- This petition is sensitive to the adjacent single-family

neighborhood as building heights on parcels "B" and "C" limited to 48-feet.

- The petition commits to enhancing the streetscape environment by providing an 8-foot planting strip and 8-foot sidewalk along Statesville Avenue, Kohler Avenue, and Arden Street, and an 8-foot planting strip and 6-foot sidewalk along Lomond Avenue.
- 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

Motion/Second: Rhodes / Welton

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Welton

Nays: None

Absent: Russell

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map* recommended Neighborhood Center Place Type for the parcels along Statesville Avenue, but inconsistent with the recommended Neighborhood 1 Place Type for the parcels along Arden Street, Kohler Avenue and Lomond Avenue with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

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