



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2022-050

November 1, 2022

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**REQUEST**

Current Zoning: MUDD-O, mixed use development, optional  
Proposed Zoning: MUDD(CD), mixed use development,  
conditional

**LOCATION**

Approximately 2.94 acres located at the northeast intersection  
of Long Avenue and Connection Point Boulevard, west of East  
Independence Boulevard.  
(Council District 5 - Molina)

**PETITIONER**

Ascent Real Estate Capital, 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 *2040 Policy Map* (2022) 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:

- The site is located in a Community Activity Center which are areas intended for a mix of uses developed in a pedestrian friendly form.
- The site is in an area with a mix of uses and within walking distance to shopping and personal service uses.
- The previous rezonings established a mixed-use development for the site and surrounding parcels. The previously approve plan did not specify any residential component.
- The petition introduces a residential component to the development and increases housing options in the general area.
- Increases vehicular and pedestrian connectivity around the site by constructing a private street with public access easement connecting Connection Point Bv. to Long Av.
- Commits that if single family attached units are constructed they will be alley loaded.

- Maintains previously approved maximum building height of 65 ft.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10-Mintue Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments

Motion/Second: Welton / Russell

Yeas: Gaston, Gussman, Rhodes, Russell, Welton

Nays: None

Absent: Barbee, Harvey

Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

Commissioner Welton asked a question about the proposed zoning of MUDD(CD) versus the previous MUDD-O. Staff explained that the previous proposal was for an office building that had parking between the building and street which requires an option in MUDD. The proposal for residential use would not need any options in MUDD and therefore a MUDD(CD) zoning was proposed.

There was no further discussion of this petition.

## **PLANNER**

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