



Zoning Committee

REQUEST

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 0.22 acres located at the intersection of Central Avenue and Iris Drive
(Council District 1 - Egleston)

PETITIONER

Midwood-Overlook, 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:

This petition is found to be consistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail uses.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The subject site is located on Central Avenue, which is a commercial corridor, and along a future phase of the proposed LYNX Gold Line Streetcar alignment; and
- This site's location within ½ mile of the Central Avenue/Plaza Midwood business district places it within walking distance of neighborhood goods and services as well as entertainment opportunities, and Veteran's Park; and
- The site is walkable from surrounding residences including new residences in the Morningside neighborhood area; and
- This project proposes to repurpose the existing building that is sensitive in scale to the surrounding neighborhood, for uses allowed in the MUDD (mixed use development) district; and
- Existing parking located between the building and Central Avenue has been reduced, and parking fronting both streets is located across from nonresidential zoning and land use, which limits the impact on nearby residences.

Motion/Second: Gussman / Samuel

Yeas: Fryday, Gussman, Ham, McClung, McMillan,
Samuel, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Staff reviewed the outstanding site plan issues. The committee suspended the rules to ask the petitioner how the outstanding issues will be addressed. The petitioner responded that issue #2 requesting a ramp at each corner of Iris Drive and Central Avenue will be addressed, issue #3 to construct a radius has been rescinded, issue #4 to specify dedication and conveyance of rights of way will be addressed, issue #5 to provide a bus stop on the site cannot be accommodated as there is no room to provide a bus stop on the site, and issue #8 to specify how parking will be screened will be met via installation of a four-foot tall green screen along Central Avenue to screen parking. The petitioner noted that a request for a variance to Chapter 19 to allow an inverted streetscape will be added to the site plan.

The committee discussed the CATS request for a bus stop on the site and it was suggested that a bus stop should be located closer to the newly installed midblock pedestrian crossing on Central Avenue as opposed to being located farther from the crossing. CDOT noted that the department will follow up with CATS regarding the bus stop location, which is standard procedure. norm.

There was no further discussion of this petition.

PLANNER

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