



Zoning Committee

REQUEST	Current Zoning: B-1 (neighborhood business)
LOCATION	Proposed Zoning: MUDD-O (mixed use development, optional) Approximately 0.50 acres located at the southwest corner of Central Avenue and Iris Drive. (Council District 1 - Egleston)
PETITIONER	Midwood-Overlook, LLC

ZONING COMMITTEE ACTION VOTE	The Zoning Committee vote 6-0 to recommend APPROVAL of this petition. Motion/Second: Watkins/ Sullivan Yeas: Fryday, Ham, Majeed, McMillan, Sullivan and Watkins Nays: None Absent: Nelson, McClung and Spencer Recused: None
ZONING COMMITTEE DISCUSSION	Staff provided a summary of the petition and noted that it is consistent with the adopted area plan and that there are no outstanding issues. There was no further discussion of the petition.
ZONING COMMITTEE STATEMENT OF CONSISTENCY	The Zoning Committee voted 6-0 (motion by Watkins seconded by Sullivan) to adopt the following statement of consistency: The proposed rezoning is consistent with the <i>Central District Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none">• The plan recommends retail uses. Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because: <ul style="list-style-type: none">• 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
- The majority of parking is located behind the existing building and across from nonresidential zoning and land use, which limits the impact on nearby residences.

Planner

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