



Zoning Committee

---

---

**REQUEST**

Current Zoning: O-2 (PED) (office, pedestrian overlay)  
Proposed Zoning: MUDD-O (PED) (mixed use development, optional, pedestrian overlay)

**LOCATION**

Approximately 0.49 acres located on the south side of Kenilworth Avenue, east of Harding Place.  
(Council District 1 - Egleston)

**PETITIONER**

CitiSculpt

---

**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 *Midtown Morehead Cherry Area Plan* for the office portion of the proposal, but inconsistent for the self-storage portion, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential and office uses.

However, 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 proposed development will comply with the required design standards set forth in the Pedestrian Overlay District, with sidewalks, ground activation, and pedestrian connections; and
- The proposed uses are allowed in the office district as recommended by the area plan except for the self-storage use; and
- The climate controlled storage building will be subterranean and not visible from the public streets; and
- The MUDD (mixed use development) standards will encourage high quality design and mixed use development, and also support walkability consistent with the intent of the adopted plan.

Motion/Second: Majeed / Spencer

Yeas: Fryday, Majeed, McMillan, McClung, Nelson, Spencer, and Sullivan

Nays: None

Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that the office portion is consistent with the adopted but the self-storage use is inconsistent with the adopted area plan.

One commissioner had a concern about the optional request to allow the setback encroachment along Kenilworth Avenue in this location since the area is very walkable.

There was no further discussion of this petition.

**Planner**

Solomon Fortune (704) 336-8326