



Zoning Committee

REQUEST	Current Zoning: O-2 (office) and B-1 (neighborhood business) Proposed Zoning: NS (neighborhood services)
LOCATION	Approximately 1.04 acres located on the north side of Central Avenue between Tippah Park Court and Landis Avenue. (Council District 1 - Egleston)
PETITIONER	Stamatis Tsilimos

**ZONING COMMITTEE
ACTION/
STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-1 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* for the proposed nonresidential/commercial uses but inconsistent for the residential use for the front portion of the site; for the back portion of the site, the petition is inconsistent with the plan, based on the information from the staff analysis and the public hearing and because:

- The area plan recommends retail uses for the front portion of the property along Central Avenue and multi-family uses for the rear portion along Tippah Park Court.

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 proposal for a mixture of residential and nonresidential uses in a single building, with appropriate urban design elements, is compatible with the surrounding context and the evolving character of this portion of Central Avenue; and
- 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 buildings that are sensitive in scale to the surrounding neighborhood.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from retail for a portion and multi-family residential for a portion, mixed use multi-family residential/office/retail for the full site.

Motion/Second: McClung / Samuel
 Yeas: Fryday, Ham, McClung, McMillan, Samuel, and Watkins
 Nays: Gussman,
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that petition is found to be consistent with the *Central District Plan* for the proposed nonresidential/commercial uses but inconsistent for the residential use for the front portion of the site; for the back portion of the site, the petition is inconsistent with the plan with the *Central District Plan*.

A committee member asked if site plan changes have been made to address issues raised by the neighborhood at the public hearing. Staff responded that there have been no changes made to further specify proposed uses. A member asked if staff could require building elevations. Staff responded that elevations were not requested, and that staff seeks to get architectural standards via written commitments provided as site plan notes. Discussion ensued that the petition will result in additional on-street parking. A committee member commented that naturally occurring connectivity across the site will be removed with abandonment of the existing alley internal to the site. Staff noted that the current site plan provides access through the site via points of ingress and egress located on Landis Avenue and Fulton Avenue, which will provide connectivity. CDOT will be keeping a watch on that to ensure there is no loss of connectivity.

There was no further discussion of this petition.

MINORITY OPINION

A minority of the committee felt the site plan does not reflect a specific development proposal, which stresses the resources of the community and staff to review and approve a rezoning that appears to be intending to sell the property without improving it.

PLANNER

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