



Zoning Committee

---

---

**REQUEST**

Current Zoning: MUDD-O (PED) (mixed-use development, optional, pedestrian overlay)  
Proposed Zoning: TOD-CC (PED) (transit-oriented development, pedestrian overlay)

**LOCATION**

Approximately 1.2417 acres located at the northwest corner of Central Avenue and Hawthorne Lane, east of Louise Avenue and west of Clement Avenue.  
(Council District 1 - Egleston)

**PETITIONER**

Jay Patel, Wintergreen Hospitality

---

**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 *Plaza-Central Pedscape Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential/office/retail uses for the site.

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 request is consistent with the neighborhood character around the intersection of Central Avenue and Hawthorne Lane and would allow for a similar, complimentary mixture of land uses.
- As written, TOD-CC may be applied to parcels that are within a 1/4 mile walk of an adopted streetcar stop and have compatible adopted future land uses. The site's location within a 1/4 walk of the adopted LYNX Gold Line Sunnyside stop on Hawthorne Lane and mixed-use land use recommendation make it an appropriate location for the TOD-CC district.
- The rezoning would eliminate the conditional uses now attached to it though petition 2016-046, which commits the subject property to providing up to 124,800 SF of mini-warehouse uses. This petition would allow a richer mix of uses to help this property in keeping with the vision of the *Plaza-Central Pedscape Plan's* overall vision of "creating a vibrant, mixed use district...".

Motion/Second: Gussman / Watkins  
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,  
Watkins, and Wiggins  
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.

A commissioner inquired as to parking requirements. Staff noted that none would be required for commercial use, although market conditions may dictate that the applicant provide some parking.

There was no further discussion of this petition.

**PLANNER**

William Linville (704) 336-4090