



Zoning Committee

REQUEST

Current Zoning: NC (neighborhood Center)
Proposed Zoning: CAC-2 (community activity center, 2)

LOCATION

Approximately 1.26 acres located along the southeast side of Kenilworth Avenue, the southwest side Greenwood Cliff and the northeast side of Harding Place.
(Council District 1 - Anderson)

PETITIONER

Citisculpt, 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:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* calls for Community Activity Center.

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

- Located along the densifying Kenilworth Avenue corridor, the petitioned area currently hosts single story structures with various banking and office uses among a substantial amount of surface parking. Rezoning this site to CAC-2 would help facilitate redevelopment that better utilizes the land and aligns with the scale of new development in the area.
- This rezoning would not interfere with sensitive land uses such as single family neighborhoods given its direct adjacency to a mix of commercial, office, and multi-family developments.
- The CAC-2 district maintains high design standards and encourages multi-modal transportation with a focus on bettering pedestrian environments.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

Motion/Second: Lansdell / Neeley
Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden, Winiker
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Lansdell asked staff what the setback would be in the NC district for Kenilworth Avenue. Staff responded that the NC district would specify a 20-foot setback for a 4 or 5 lane avenue like Kenilworth Avenue.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902