



Zoning Committee

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**REQUEST**

Current Zoning: O-1(CD) (office, conditional) and N2-B (neighborhood 2-B)  
Proposed Zoning: N2-C(CD) (neighborhood 2-C, conditional)

**LOCATION**

Approximately 3.50 acres located along the south side of Central Avenue, west of Progress Lane, and east of Norland Road. (Council District 5 - Molina)

**PETITIONER**

Ascent Real Estate Capital, LLC

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **inconsistent** based on the information from the staff analysis and the public hearing, and because:

- The 2040 Policy Map recommends the Neighborhood 1 Place Type for a portion of the site.

However, 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:

- A portion of the petition is recommended for the Neighborhood 2 place type. Parcels directly east, west, and north of the rezoning site are recommended for the Neighborhood 2 place type.
- The petition has been converted to a conditional request that commits to limiting the building height and construction of an ADA compliant bus waiting pad along the site's frontage of Central Avenue.
- The N2-C zoning district is intended for the development of multi-family dwellings in an urban environment with smaller setbacks and incorporation of build-to zones.
- CATS Local Bus Routes #9 and #17 run along Central Avenue.
- The rezoning site is located approximately 130 feet from the proposed Derby Acres stop and approximately .22 mile from the proposed Lansdale Dr/Rosehaven Dr stop on the LYNX Gold Line.

- A Class B landscape yard is required along property lines abutting single-family, duplex, triplex, or quadraplex dwellings.
  - The rezoning site has frontage along Central Avenue, a major arterial road.
  - This petition allows for housing opportunity within ½ mile of a Neighborhood Activity Center.
  - This petition allows for a diversity of housing options in an area that identifies access to housing opportunity as a priority.
  - The petition could facilitate the following 2040 Comprehensive Plan Goals:
    - 1: 10 Minute Neighborhoods
    - 2: Neighborhood Diversity & Inclusion
- The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, for a portion of the site from current recommended Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

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

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition, describing adjacent land uses and nearby available services, including transit. Staff listed the proposed development standards pertaining to commitments to limiting height to 65 feet, and construction of an ADA compliant bus waiting pad. Staff noted that the request is consistent with the *2040 Policy Map* for a portion of the site and inconsistent for the remainder of the parcel. Staff described the surrounding activities, services, and uses that could be utilized by development on the site and noted proposed development commitments. There was no further discussion of the request.

**PLANNER**

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