



Zoning Committee

REQUEST

Current Zoning: R-43MF (multifamily residential)

Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 0.23 acres located on the eastern side of Park Drive, southeast of the intersection of Lamar Avenue and 7th Street.

(District 1 – Egleston)

PETITIONER

McShane Partners 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:

This petition is found to be **consistent** with the *Elizabeth Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/residential land uses.

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 supports the land use recommendation for office and residential uses.
- The proposed building will be oriented towards Independence Park with the design features utilized to enhance the ground floor and pedestrian entrances.
- The design incorporates the use of the existing alley to access proposed parking and refuse collection.
- The proposed building height will be consistent with the existing residential development to the south.
- The subject property is along Park Drive and is adjacent to MUDD (mixed use development) zoned properties along Park Drive.
- The MUDD (mixed use development) standards will encourage
- high quality design and mixed use development, and also support walkability.
- MUDD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing walls, entrances, and screening.

Motion/Second: Gussman / Kelly
Yeas: Gussman, Ham, Kelly, Nwasike, Spencer,
Watkins and Wiggins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the rezoning request, noting outstanding items addressed since the hearing including clarifying limiting activities to office and residential uses, and increasing the building height to 55 feet. There was no discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782