



Zoning Committee

REQUEST

Current Zoning: B-1 (mixed use development district, optional)
Proposed Zoning: MUDD(CD) (mixed use development district, conditional)

LOCATION

Approximately 0.354 acres bound by the east side of Providence Road, the north side of Huntley Place, and south of Perrin Place. (Council District 1 - Egleston)

PETITIONER

Fifth Third Bank

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 *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail 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 proposed land use is consistent with the current mix of uses in the area.
- The proposed use is permitted in business districts, office, and MUDD districts.
- The proposed building height is limited to 50 feet, which is consistent with the height pattern along Providence Road.
- The proposed development will be screened from the adjacent townhouse community via an existing privacy wall and a proposed 6.5' planting strip along the eastern property line.
- The petition provides architectural design commitments for the building that break up the massing, enhances the overall streetscape, encourages pedestrian activity, and complements pedestrian environment.

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 petition and noted all outstanding issues were addressed. There was no discussion of this petition.

PLANNER

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