



Zoning Committee

REQUEST

Current Zoning: NS PED (neighborhood services, pedestrian overlay)
Proposed Zoning: MUDD(O) PED (mixed use development, optional, pedestrian overlay)

LOCATION

Approximately 1 acre located on the west side of the intersection of East Boulevard and Scott Avenue, east of Kenilworth Avenue.
(Council District 1 - Egleston)

PETITIONER

Selwyn Property Group, Inc.

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:

This petition is found to be *consistent* with the *East Boulevard Pedscape Plan* recommendation for proposed uses, but *inconsistent* with recommended height and proposed office uses, based on the information from the staff analysis and the public hearing.

However 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 current entitlements under rezoning petition 1997-88 allow restaurant, retail and office uses.
- The design guidelines encourage utilization of architectural elements that are attractive, functional, and will help to achieve a cohesive composition on all elevations.
- Places focus on the street level and pedestrian enhancement through design features.
- Minimizes the presence of driveways and parking areas by limiting number of entrances to 2 and utilization of a parking structure.
- Encourages commercial revitalization by establishing a mixed use project on an infill lot.

The approval of this petition will revise the adopted future land use from multifamily/retail as specified in the *East Boulevard Pedscape Plan* to multifamily/office/retail.

Motion/Second: Welton / Kelly

Yeas: Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton
 Nays: None
 Absent: Barbee
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the request, noting petitioner added two optional requests to allow the streetscape as shown and to allow balconies to encroach up to 8 feet into the setbacks from all adjacent streets. Balconies will maintain a minimum vertical clearance of 12 feet above grade. Staff mentioned the petitioner has also added language regarding building materials in the event the use is office or residential, exterior building materials for building elevations fronting East Boulevard and Scott Avenue, and decorative screening relating to the parking structure. Staff stated most of the outstanding issues have been addressed but there is still an outstanding issue related to the curb line and bike lane and that the positioning of the curb line could affect the optional provision for the cantilever. Staff stated approval of this petition will revise the adopted future land use from multifamily/retail as specified in the *East Boulevard Pedscape Plan* to multifamily/office/retail.

A Commissioner asked about the outstanding issue pertaining to the width of the sidewalk and the incorporation of a bike lane. Staff responded that the petitioner is working with CDOT, Planning and the neighborhood to look a potential options. A Commissioner noted that the neighborhood is concerned about the sidewalk condition. A Commissioner asked if the road is to be widenend and CDOT responded it is unknown at this time. Another Commissioner asked if there is no resolution will staff change recommendation? Staff responded if design issues are significant enough may need to revisit. A Commissioner asked if there is a threshold that will determine if the request needs to come back to the Zoning Committee for review. Staff responded as long as it does not change the size or scope probably does not need to come back. If alternative design increases the intensity or function then there may need to be further consideration.

There was no further discussion of this petition.

PLANNER

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