



Zoning Committee

REQUEST	Current Zoning: O-2 (office) and R-43MF (multifamily residential) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 2.397 acres located along the northeast side of 5 th Street, the southwest side of Park Drive, and north of Caswell Road. (Council District 1 - Egleston)
PETITIONER	Keith Corp 5 th Street

**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 inconsistent with the *Elizabeth Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The petition is consistent with the *Elizabeth Area Plan* recommendation for office/residential for the majority of the site and inconsistent with the recommendation for institutional for the remainder of the parcel.

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 request is currently developed with institutional, office, and residential uses.
- The request is generally consistent with the adopted plan.
- The proposed development is consistent with the mix of institutional, office, and residential developments in the surrounding area.
- The parcel is less than .25 mile of the Hawthorne/5th Stop on the LYNX Gold Line.
- The proposed uses and site design will provide the desired uses and form of development near the streetcar.
- The project commits to 8-foot sidewalks and 8-foot planting strips along abutting rights-of-way.

The approval of this petition will revise the adopted future land use as specified by the *Elizabeth Area Plan*, for a portion of the site from current recommended institutional to office/residential.

Motion/Second: Kelly / McMillan

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted some changes since the public hearing. Staff stated that all outstanding issues were addressed by the petitioner.

There was no further discussion of this petition.

PLANNER

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