



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed-use development, optional)
Proposed Zoning: UR-C(CD) (urban residential-commercial, conditional)

LOCATION

Approximately .95 acres located at the eastern corner of the intersection of Seigle Avenue and Van Every Street.
(Council District 1 - Egleston)

PETITIONER

Matt Connolly, White Zombie, LLC

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 *Belmont Area Revitalization Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail uses for the site.

Therefore, 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:

- Per the area plan, development in this location would have a significant impact on the future of the larger Belmont community. It would help stabilize the neighborhood and create an environment attractive to new investment.
- The petition's proposed adaptive reuse of a portion of one of the existing structures at the site accomplishes the plan's recommendation of taking a preservation-oriented approach to development.
- The petition's proposed uses (residential, retail, and/or office) do not differ from those approved in petition 2019-100.
- The petition's proposed uses are compatible with surrounding residential and non-residential uses.
- The petition's commitment to improving and extending Van Every Street while make pedestrian improvements along this site's frontage contributes to the plan's recommendation of making the Belmont neighborhood more pedestrian-friendly.

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. The remaining outstanding issue was also briefly discussed.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090