



Zoning Committee

REQUEST

Current Zoning: O-2 (office)
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

LOCATION

Approximately 1.55 acres located along the southeast side of Colonial Avenue, along the west side of Vail Avenue, and the northeast side of Randolph Road.
(Council District 1 - Egleston)

PETITIONER

Flagship Healthcare Properties, 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 *Elizabeth Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends office 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 use is consistent with the surrounding uses in the immediate area.
- The petition commits to streetscape along Randolph Road, N. Colonial Avenue, and Vail Avenue.
- A portion of the site has frontage along a major thoroughfare.
- The development incorporates transportation improvements around the immediate street network.
- The proposal commits to creating well-articulated building facades by incorporating features including but not limited to building materials, architectural treatments, transparent glass in strategic locations.

Motion/Second: Nwasike / Welton

Yeas: Barbee, Blumenthal, Kelly, Nwasike, Samuel, and Welton

Nays: None

Absent: McMillan

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and stated the proposed uses are consistent with the adopted area plan. Staff noted a change since public hearing reflected in the Post Hearing Staff Analysis and associated site plan to fund the signal at 7th and Bascom in lieu of providing \$50,000 to the Pedestrian program. Staff further identified a minor outstanding item pertaining to labeling improvements along all rights-of-way. There was no discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782