



Zoning Committee

REQUEST

Current Zoning: MUDD-O/I-2 (mixed-use development, optional & industrial)

Proposed Zoning: MUDD-O and MUDD-O (SPA) (mixed use development, optional & mixed-use development, optional, site plan amendment.

LOCATION

Approximately 0.7 acres located SW of the intersection of Belmont Avenue and Seigle Avenue in the Belmont neighborhood.

(Council District 1 - Egleston)

PETITIONER

Teresa M. Orsini

**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 both **consistent** and **inconsistent** 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 multi-family/office/retail for the majority of the site and only multi-family uses for a smaller portion of 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:

- The request for mixed-use zoning at this location is contextually appropriate considering the location is proximal to recent residential infill projects and other mixed-use and business locations.
- The petition's proposed adaptive reuse of the site's existing structure accomplishes the plan's recommendation of taking a preservation-oriented approach to development in the Belmont community.
- While a portion of this property is zoned industrial, it is unlikely that this area develops under its existing zoning entitlements due to development trends in the area.
- The petition is in alignment with the plan's land use and development goals and objectives in that it attempts to provide retail while protecting residential areas. As this is

a request for non-residential infill, no homes will be removed as a result of this petition.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Plan* for a portion of the site from multi-family to multi-family/office/retail for the site.

Motion/Second: Welton / Kelly
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 that it is both consistent and inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090