



Zoning Committee

REQUEST

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

LOCATION

Approximately 0.18 acres located along the northeast side of East 5th Street, southwest of Park Drive, and east of Charlottetowne Avenue.
(Council District 1 - Egleston)

PETITIONER

Circle G 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 residential/office/retail uses on the site.

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 adopted plan supports the proposed mix of uses.
- The request is consistent with the mix of residential and non-residential uses in the area.
- Several parcels in the immediate area are zoned MUDD.
- The project commits to streetscape improvements along E. 5th Street and N. Torrence Street.
- The site is within walking distance (100 feet) of Independence Park.
- The site is within 0.25 mile of the Elizabeth and Hawthorne Stop on the Gold LYNX Streetcar Line.

Motion/Second: Kelly / Barbee

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

Nays: None

Absent: Nwasike

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Staff provided a summary of the petition and noted changes since the public hearing that were primarily requested by the neighborhood. Staff expressed City Council decision. A Commissioner asked for confirmation there are no issues regarding proposed height and that similar heights exist in the area. Another Commissioner questioned the comfort level of the residents, and staff responded that many of the changes are a result of input from the community. One Commissioner commented upon the proposed development's location given the surrounding complimentary land uses, proximity to the park and the trolley line.

There was no further discussion of this petition.

PLANNER

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