



Zoning Committee

REQUEST	Current Zoning: MUDD (mixed use development district) Proposed Zoning: MUDD-O (mixed use development district, optional).
LOCATION	Approximately 0.36 acres located at the corner of Hawkins Street and Doggett Street, south of Worthington Avenue. Council District 3 - Mayfield
PETITIONER	RAM Realty Advisors

ZONING COMMITTEE ACTION VOTE	The Zoning Committee vote 6-0 to recommend APPROVAL of this petition. Motion/Second: Sullivan / Nelson Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan Nays: None Absent: McMillan Recused: None
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ZONING COMMITTEE DISCUSSION Staff provided a summary of the petition and noted that it is consistent with the *South End Transit Station Area Plan*.

One commissioner had a question about why staff was comfortable with the optional request for the additional height over 45 feet. Staff responded that the *South End Vision Plan* had received extensive recent public involvement but had not been adopted by Council. The design guidelines portion of that plan will be going through adoption later in the year, and it supports increased height in this location.

There was no further discussion of this petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY The Zoning Committee voted 6-0 (motion by Majeed Seconded by McClung) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *South End Transit Station Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use transit supportive development.

Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The petition will remove an existing surface parking lot and

utilize the adjacent parking structure to eliminate the need for parking on site; and

- The subject site is within ¼-mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line; and
- The proposed development will provide a mix of retail and residential uses; and
- The petition provides active ground floor uses as well as architectural design commitments for the ground floor, has street facing facades that encourage pedestrian activity, and complements the pedestrian environment.
- The 165-foot building height optional request is 45 feet greater in height than what is allowed by right in the MUDD (mixed use) and TOD (transit oriented development) ordinance standards;
- However, the building height and commitments to ground floor design details are consistent with the recent *South End Vision Plan*.

Planner

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