



Zoning Committee

REQUEST

Current Zoning: O-2 (office) and MUDD-O (mixed use development, optional)
Proposed Zoning: MUDD-O (mixed use development, optional) and MUDD-O SPA (mixed use development, optional, site plan amendment) five-year vested rights

LOCATION

Approximately 3.4 acres bounded by East 3rd Street, East 4th Street and the southeast side of Baldwin Avenue.
(Council District 1 - Egleston)

PETITIONER

NAI Southern Real Estate

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Midtown Morehead Cherry Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential, office, and retail uses on the subject parcels.

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 development is located in the commercial core of the plan area and will support the LYNX Gold Line which is one block west of the site; and
- Active ground floor uses with architectural design commitments are provided to encourage pedestrian activity and complement the pedestrian environment; and
- The petition will provide urban open space on the corner of 3rd Street and Baldwin Avenue; and Baldwin Avenue and 4th Street; and
- The petition will remove surface parking along Baldwin Avenue, 3rd and 4th Street in order to create a more urban environment.

Motion/Second: Spencer / McClung

Yeas: Majeed, McClung, McMillan, Spencer, and Sullivan

Nays: Fryday

Absent: Nelson

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that at the public hearing staff recommended approval upon resolution of the outstanding issues. Staff reviewed the issues and indicated how they each were addressed. It was noted that the petition is consistent with the *Midtown Morehead Cherry Area Plan*.

A commissioner noted that going forward the current process of developing a comprehensive plan is going to be really important as the neighborhoods abutting these parcels deserve to know where development is going.

The Commission discussed that the area needed density in proximity to the CATS Gold Line and that the proposals form, scale, density, and mass was a good use of the land to support transit. A commission noted that this area had gradually become commercial and is an ideal place to continue development. Additionally, the transportation improvements and the retail, office and hotel uses would support the existing businesses in the area.

There was no further discussion of this petition.

MINORITY OPINION

The dissenting commissioner indicated his objection to the height of the project. He further stated that he liked the project and how the petitioner has addressed the site but he was a part of the community that worked on getting the plan adopted and felt this proposal was inconsistent with the area plan.

Planner

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