



Zoning Committee

REQUEST

Current Zoning: R-5 (single family residential), R-5 HD-O (single family residential, historic district overlay) and B-2(CD) HD-O (general business, conditional, historic district overlay)

Proposed Zoning: : MUDD-O (mixed use development, optional, historic district overlay) and MUDD-O HD-O (mixed use development, optional, historic district overlay)

LOCATION

Approximately 4.54 acres located on the east side of The Plaza, south of Belvedere Avenue.
(Council District 1 - Egleston)

PETITIONER

Unique Southern Estates, 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 inconsistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The area plan as amended by a previous rezoning recommends retail uses for the existing Van Landingham Estate. While the proposed uses for the site are consistent with the plan recommendation, the townhomes are inconsistent with the area plan.
- The plan recommends single family uses for the two single family developed parcels at the southern edge of the site zoned R-5.

However, 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 majority of the subject site is a historic landmark, which has been used as an event facility and five-room hotel in recent years. The remainder of the site is developed with two single family detached dwellings in single family residential zoning, one fronting Nassau Boulevard and one fronting The Plaza.
- The proposal retains the historic landmark identified as the "Main House", and adds up to 22 single family attached dwellings on the edge of the estate and on the two single family lots abutting the estate.
- The addition of the proposed townhomes to the site increases

the mix of housing types available in the neighborhood, while allowing the historic main house to remain on the site.

- Site and building design will be reviewed and approved by Historic Districts Commission and Historic Landmarks to ensure compatibility, context and appropriateness of exterior features.

Motion/Second: Spencer / McClung
 Yeas: Fryday, Majeed, McClung, McMillan, Spencer, and Sullivan
 Nays: None
 Absent: Nelson
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and that the petition is inconsistent with the *Central District Plan* recommendation, as amended by a previous rezoning, for retail business for the existing VanLandingham Estate. While the townhomes are inconsistent with the area plan that recommends single family residential uses.

A committee member noted that this plan preserves a very important landmark for the community and is a good reason to recommend approval of this petition.

A committee member noted that retention of the historic Vanlandingham structure is a reason to support, in spite of land use inconsistency. A member asked the order of approval from city council and the Historic District Commission and Historic Landmarks Commission. Staff responded that city council will render a decision on the rezoning, which will establish development rights, and then the historic commissions will review and render a decision on proposed design to ensure compatibility with the character of the district. Staff added that parallel review is encouraged for rezonings in the historic overlay district.

There was no further discussion of this petition.

Planner

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