



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 0.82 acres located on the south side of Montford Drive, east of Park Road  
(Council District 6 - Bokhari)

**PETITIONER**

JKS Management LLC

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**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 consistent with the *Park Woodlawn Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends a mix of higher intensity uses (residential, retail and/or office) in a pedestrian-friendly form for 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 site is located in the Park/Woodlawn Mixed Use Activity Center, which is a priority area to accommodate future growth in an urban, pedestrian-oriented development form; and
- The proposal is consistent with the Community Design Guidelines in the adopted area plan, and supports specific recommendations from the plan for walkability by placing a building along the Montford Drive street frontage with street level entrances and activity, and locating parking and circulation primarily behind the building; and
- The proposal is consistent with the plan's Montford Drive streetscape concept and supports the City's future Montford Drive streetscape improvement project to enhance the pedestrian environment; and
- The proposal preserves and improves an unnamed road segment along the site's west edge with on-street parallel parking, sidewalk and planting. This street segment is under study for an extension southward to Abbey Place, which would improve the area street network.

Motion/Second: Gussman / McClung  
Yeas: Fryday, Gussman, Ham, McClung, McMillan,  
Samuel, and Watkins  
Nays: None  
Absent: None  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

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

A commissioner asked about the location of the unnamed road and when it will be built. Staff showed the location of the street and indicated that it is a funded CIP project to extend the street from Montford Drive to Abbey Place. The commissioner asked about the width of the street. Staff stated that there is 50 feet of right-of-way but the street seems narrower than it actually is because cars currently park perpendicular to the curb and this rezoning would establish parallel parking.

There was no further discussion of this petition.

#### **PLANNER**

John Kinley (704) 336-8311