



Zoning Committee

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**REQUEST**

Current Zoning: B-1 (neighborhood business), B-1 PED (neighborhood business, Pedestrian Overlay), R-8 (single family residential), and R-8(CD) (single family residential, conditional)  
Proposed Zoning: MUDD-O (mixed use development, optional) and MUDD-O PED (mixed use development, optional, pedestrian overlay) with five-year vested rights

**LOCATION**

Approximately 4.13 acres located on the west side of West Trade Street, south of South Bruns Avenue.  
(Council District 2 - Harlow)

**PETITIONER**

West End Investments, 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 *West End Land Use and Pedscape Plan* for a portion of the site and *inconsistent* with the adopted plan for the remainder of the site, based on the information from the staff analysis and the public hearing and because:

- The plan recommends mixed use for a portion of the site, and single family residential up to eight dwelling units per acre for the remaining portion of the site.

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 proposed development is consistent with the mixed-use recommendation for a portion of the site.
- The portion of the site that is inconsistent with the single-family land use recommendation is proposed to be used for future development expansion.
- The site is located along the Lynx Gold Line, which is currently under construction.
- The proposal supports the Plan's vision for this area as an urban/cultural/arts district with a mix of higher intensity uses.
- The proposal will rezone all the properties under one consistent zoning district that supports a mix of higher intensity uses.
- The proposed development supports pedestrian access and circulation via design guidelines that will provide a network

linking buildings, parking areas and areas of interest, along with abutting rights-of-way and multi-use pedestrian path. Pedestrian scale lighting, plazas, and open space areas will enhance this experience.

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

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition, noting updates to the site plan and that the petitioner addressed all outstanding issues. Staff stated a portion of the request is consistent with the adopted plan, and the remainder inconsistent with the plan recommendation. Staff recommended approval of the request. A Commissioner mentioned it was nice to see a residential product providing an option for aging in place in close proximity to a single family neighborhood. There was no discussion of this request.

#### **PLANNER**

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