



Zoning Committee

REQUEST

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

LOCATION

Approximately 2.8 acres located on the east side of The Plaza, south of Belvedere Avenue
(Council District 1 - Egleston)

PETITIONER

VLE Partners, LLC, Jon Dixon

**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 *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential, retail, and office uses.

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 subject site, location of the VanLandingham Estate, is a historic landmark which has been used as an event facility and five-room hotel in recent years.
- The proposal commits to retain the VanLandingham Estate home/historic landmark identified as the "Estate Building" and "Orangerie Building," and adds a 18,000 sq. ft. building adjacent to single family attached dwellings on the edge of the estate and a 5,000 sq. ft. building along Belvedere Avenue.
- The addition of new buildings to the site increases the mix of services available in the neighborhood, while allowing the historic main house to remain on the site. Permitted uses include some retail/commercial uses, consistent with existing approvals.
- 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: Watkins / Wiggins
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,
Watkins, and Wiggins
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.

There was a comment from one of the committee members that this petition would be beneficial for historic preservation.

There was no further discussion of this petition.

PLANNER

Lisa Arnold (704) 336-5967