



Zoning Committee

REQUEST	Current Zoning: B-1 (neighborhood business) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 0.82 acres located on the south side of Montford Drive east of Park Road.
PETITIONER	Council District 6 - Smith JKS Management 1600 Montford LLC

ZONING COMMITTEE ACTION The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

VOTE

Motion/Second:	Nelson / Sullivan
Yeas:	Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan
Nays:	None
Absent:	McMillan
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 a connection that was requested. Staff responded that there is a planned extension of the unnamed street. The staff rescinded the request for a cross access with the bowling alley's property.

There was no further discussion of the petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY The Zoning Committee voted 6-0 (motion by McClung seconded by Majeed) to adopt the following statement of consistency:

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

- The plan recommends a mix of higher intensity uses (retail and/or office) in a pedestrian friendly form for the area in which the site is located; and

Therefore, this petition was found 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 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 by enhancing the pedestrian environment by

providing a 20-foot setback from back of curb along Montford Drive, incorporating a 12-foot walkway and eight-foot amenity zone with street trees, and installing on-street parallel parking along the full street frontage; and

- The proposal preserves and improves an unnamed street segment along the site's west edge with on-street parallel parking, sidewalk and planting. This street segment is under study for a possible future extension southward to Abbey Place, and if constructed, this connection would improve the area street network, and
- This petition is consistent with other recent, nearby rezonings to MUDD (mixed use development) to accommodate and achieve the urban, pedestrian-oriented form envisioned by the adopted plan.