



Zoning Committee

REQUEST

Current Zoning: CG (general commercial)
Proposed Zoning: MUDD-O (mixed use development district, optional)

LOCATION

Approximately 1.63 acres located along the northeast side of East 7th Street, south of Lamar Avenue, and north of Clement Avenue.
(Council District 1 - Anderson)

PETITIONER

CRD Elizabeth, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* calls for Neighborhood Center.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The extensive measures that the petitioner has done to integrate a proposal though marginally inconsistent with the Neighborhood Activity Center Place Type, is nevertheless consistent with the specific location in this circumstance.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood Activity Center to Community Activity Center for the site.

Motion/Second: Whilden / Sealey
Yeas: Neeley, Russell, Sealey, Welton, Whilden, Winiker
Nays: Lansdell
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Chairperson Welton noted that Zoning Committee received many emails on this petition as well as a signed petition from neighbors requesting changes to the proposal. Chairperson Welton also commented that the Elizabeth Community Association provided comments in support of the petition at the public hearing.

Commissioner Winiker commented on the site's surroundings which include healthcare facilities, adaptive reuse developments along 7th Street, public park space, the LYNX Gold Line, the Silver Line proposed alignment, and single family homes. Commissioner Winiker added that the neighborhood has been very involved in this petition and nearby redevelopment proposals. He stated that density should be prioritized in this area which would be supported by the Gold Line and other transit infrastructure. Regarding this specific petition, Commissioner Winiker highlighted how the petitioner team worked with community members on the design of the site and agreed to a number of changes throughout the process to try and create a project that blends into the community.

Commissioner Winiker disagreed with staff's explanation for why Neighborhood Activity Center is the preferred place type for the site and 7th Street corridor.

Commissioner Lansdell expressed concern with the site's access from Lamar Avenue given the scale of the development without an appropriate sight triangle. Commissioner Lansdell noted that the transportation mitigation measures are not adequate in the conditions of the plan.

Chairperson Welton commented on the petitioner's work with the Elizabeth Community Association's Land Use Committee. The design of the proposal, especially the setbacks and massing, are mindful of the neighborhood. Chairperson Welton continued that we need density here to support the area's activity centers and transit infrastructure. The density proposed and the resulting scale of the building is aided by the site's topography.

Chairperson Welton asked staff about the Community Area Planning process and the nearby Campus Place Type areas. Staff responded that there are changes proposed to some areas that are currently Campus. But they are being recommended for Neighborhood Activity Center, which further supports staff's desire to see Neighborhood Activity Center in this area among single family neighborhoods and adjacent healthcare facilities. Staff added that the alignment rezoning process will shift many of these properties that are in the Neighborhood Activity Center to Neighborhood Center zoning.

Commissioner Sealey commented on the underground parking and noted that he believes that if the height were reduced to 65 feet, the building's massing and overall scale would be taller than

what is currently proposed. Sealey added that he believes the site should be TOD zoning.

Commissioner Russell added that this site would be well serviced by public transit, so personal vehicle usage and increased traffic should not be a problem.

There was no further discussion of this petition.

MINORITY OPINION

- Commissioner Lansdell echoed the findings in staff's analysis and added the lack of safe design for the parking access along Lamar Avenue, lack of site triangles, and lack of adequate sidewalk connections are of concern.

PLANNER

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