



Zoning Committee

REQUEST

Current Zoning: N1-D (Neighborhood 1-D)
Proposed Zoning: MUDD-O (HDO) (Mixed-Use Development District, Historic District Overlay)

LOCATION

Approximately 3.23 acres located on the northeastern corner of the intersection of West Boulevard and Mint Street.

(Council District 3 - Brown)

PETITIONER

Wilmore Preservation LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The 2040 Policy Map recommends Neighborhood 1 place type for the site.

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 petition seeks to preserve the historic Wilmore School building, constructed in 1925, while allowing for adaptive reuse and new building construction on the site.
- The proposed adaptive reuse of the Wilmore School building has been approved by the Historic Districts Commission (HDC) and renovation will occur in coordination with the HDC and Historic Landmark Commission (HLC). New building materials and massing will be negotiated with the HDC and HLC to ensure compatibility with the school building and larger Wilmore community.
- The proposed multi-family and/or single-family attached residential units will provide additional housing options in the Wilmore community.
- The site is less than ½ mile from the Blue Line East/West station.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 9: Retain Our Identity & Charm
- The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 place type to Neighborhood 2 place type for the site.

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

ZONING COMMITTEE DISCUSSION

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

Commissioner Russell stated that this is a great example of adaptive reuse and a good way to add new housing in an existing neighborhood.

PLANNER

Joe Mangum (704) 353-1908