



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-172

March 8, 2022

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 10.79 acres on either side of Thrift Road near the intersection of Jay Street.

(Council District 3 - Watlington)

PETITIONER

Browder Group Real Estate, 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 **consistent** with the *Bryant Park Land Use and Streetscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed-use (office, retail, light industrial) for the site.

Therefore, 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 existing buildings have already been repurposed from industrial uses to retail and office uses.
- The proposed uses are consistent with the adopted land use for the site.
- The area has been transitioning from industrial uses to mixed office and retail uses, which is in line with the vision for the area and more compatible with the nearby residential uses.
- The petition commits to improving the streetscape where substandard or no sidewalk exists, which will enhance pedestrian connectivity in an area that is rapidly transforming into a mixed-use activity center.

Motion/Second: Blumenthal / Welton

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel,
and Welton

Nays: None

Absent: Spencer
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Commissioner Blumenthal questioned why the sidewalks were not wider given the high pedestrian activity in the area. CDOT staff replied that the petitioner was committing to providing 8' planting strip and 6' sidewalk, which are the standard widths, where there is no conflict with an existing building.

Commissioner Blumenthal also commented, and Commissioner Welton agreed, that the marked pedestrian crosswalk should have flashing lights as motorists frequently exceed the posted speed limit.

Chairperson Samuel inquired about the trip generation tracking chart. CDOT staff replied that the tracking chart would be used during permitting by city staff and the petitioner to keep track of the cumulative trips of proposed uses. Once the total of those trips exceeds the 2,500 trip threshold, a traffic study would be required. Alternatively, the petitioner could coordinate with CDOT to explore other mutually agreeable improvements that could be made in the vicinity of the site in lieu of a traffic study.

There was no further discussion of this petition.

PLANNER

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