



Zoning Committee

REQUEST

Current Zoning: O-1 (office) and I-2 (general industrial)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 2.65 acres off Bryant Park Drive, west of Suttle Avenue, north of Wilkinson Boulevard and south of West Morehead Street.
(Council District 3 - Mayfield)

PETITIONER

Hopper Communities (c/o Bart Hopper)

**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 *Bryant Park Land Use and Pedscape Plan (2007)* for a portion of the site and **inconsistent** with the plan for the remainder of the site, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential, office and/or retail uses for a portion of the site, and office use on the remainder of the site by petition 2013-045.

However 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 proposed residential development, while not mixed use or as intense as envisioned by the *Bryant Park Land Use and Pedscape Plan*, is consistent with the overall vision laid out in the plan for a mixed-use neighborhood.
- The proposed site plan includes the street connections proposed in the Plan, which will enhance the connectivity and walkability of the emerging mixed-use neighborhood.
- The parcels surrounding this site are being redeveloped from former industrial and vacant sites into a mixed-use area with office, residential and retail uses.

The approval of this petition will revise the adopted future land use as specified by the *Bryant Park Land Use and Pedscape Plan* and amended by rezoning petition 2013-045, for the portion of the site designated as office use, to residential, office, and/or retail uses for the site.

Motion/Second: Gussman / Nwasike
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 the adopted plan recommends residential, office and/or retail uses for a portion of the site, and office use on the remainder of the site by petition 2013-045.

A Commissioner asked about the path for the proposed LYNX Silver Line and application of TOD zoning to this site. Staff responded that the Silver Line is under further study/refinement but that it is not anticipated the alignment will shift much. Staff added that while currently there are no station area plans for the Silver Line, the adopted policy plan for the subject rezoning recommends a mix of uses that would be consistent with a TOD district.

There was no further discussion of this petition.

PLANNER

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