



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed use development, optional)
Proposed Zoning: MUDD-O(SPA) (mixed use development, optional, site plan amendment)

LOCATION

Approximately 1.68 acres located on the northwest corner at the intersection of East Seventh Street and North Caswell Road. (Council District 1 - Egleston)

PETITIONER

Crescent Communities

**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:

This petition is found to be consistent with the *Elizabeth Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends a mix of residential, office and retail uses in the area in which the site is located.

Therefore we find this petition to Choose an item. public interest based on information from the staff analysis and the public hearing and because:

- The proposed development will provide a mix of office and retail uses that will reinforce Seventh Street as Elizabeth's primary retail corridor.
- The proposed site plan includes nonresidential uses on the ground floor that are oriented to the sidewalk network which will enhance the pedestrian environment in the area.
- The petition provides architectural design commitments for the building that break up the massing and create four distinct sections of the structure to enhance the overall streetscape, encourage pedestrian activity, and complement the pedestrian environment.
- The proposed maximum building height of 60 feet for the building at the corner of East Seventh Street and Caswell Road is consistent with the plan to include an iconic architectural design that would enhance this signature intersection as recommended in the plan.
- The project will provide more than the required parking for the office and retail uses on-site, and the parking on-site will be accessible to the public, which will help alleviate a general lack of parking in this area.
- The project will provide pedestrian improvements in the area to enhance pedestrian safety.

Motion/Second: Gussman / Watkins
Yeas: Gussman, Ham, Nwasike, Spencer, Watkins,
and Wiggins
Nays: None
Absent: McClung
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

David Pettine (704) 336-4566