



Zoning Committee

REQUEST

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

LOCATION

Approximately 4.95 acres located on the south side of West Morehead Street, west of Julian Price Place.
(Council District 3 - Mayfield)

PETITIONER

White Point Partners, LLC

**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 Streetscape Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends mixed use for this site.

Therefore 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 uses of office and retail are consistent with the mixed-use land use recommendation for the site, as per the *Bryant Park Land Use and Streetscape Plan*.
- The proposed development will adaptively reuse an existing building, in what was a formerly industrial area, which is now seeing more residential, office and retail developments.
- The petition will contribute to pedestrian and vehicular improvements to the network in this area through pedestrian crossings with refuge island, coordinated improvements with petition 2019-053 on Bryant Park Drive, and new turn lanes on W. Morehead Street.
- This proposal continues infill development and reinvestment in this area around the future Silver Line, and further facilitates the mixed-use land use recommendations in the Plan.

Motion/Second: McClung / 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 that it is consistent with the adopted area plan. There was no discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782