



Zoning Committee Recommendation

Rezoning Petition 2020-059

October 6, 2020

REQUEST

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay) and MUDD PED (mixed use development, pedestrian overlay)

Proposed Zoning: MUDD-O PED (mixed use development, optional, pedestrian overlay)

LOCATION

Approximately 1.474 acres located on the southeast side of Euclid Avenue, southwest of Royal Court, and northeast of Morehead Street.

(Council District 1 - Egleston)

PETITIONER

Hanover R.S. Limited Partnership

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 *Midtown Morehead Cherry Plan* based on the information from the staff analysis and the public hearing and because:

- The petition is consistent with the Midtown Morehead Cherry Plan recommendation for a mix of residential/office/retail uses for the area in which the site is located.

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 petition is consistent with the current mix of uses in the area and the adopted plan recommendation.
- The petition proposes a project that supports a desired mix of housing types.
- The project is coordinating with other requests in the immediate with respect to streetscape and pedestrian improvements
- The proposed building height is consistent with the height allowed for the building on adjacent property within the same block of Morehead St., Euclid Ave. and Royal Ct.

Motion/Second: Blumenthal / Barbee

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted modifications made since the public hearing, including additional design guidelines to further address building massing, and the addition of a small EDEE on the first floor. Staff noted the changes were a result of the petitioner receiving input from the community along with staff suggestions. A Commissioner asked about existing offices on the rezoning site, and staff responded that the entire site was part of the proposed project. There was additional discussion regarding preservation of existing trees, and staff responded there was commitment to preserve the existing trees along Morehead. There was no further discussion. Staff noted that it is consistent with the adopted area plan.

PLANNER

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