

Conditional Zoning: 200 South Elliott Road (CZD-24-4)



**Town Council Meeting
January 15, 2025**

Procedural Context

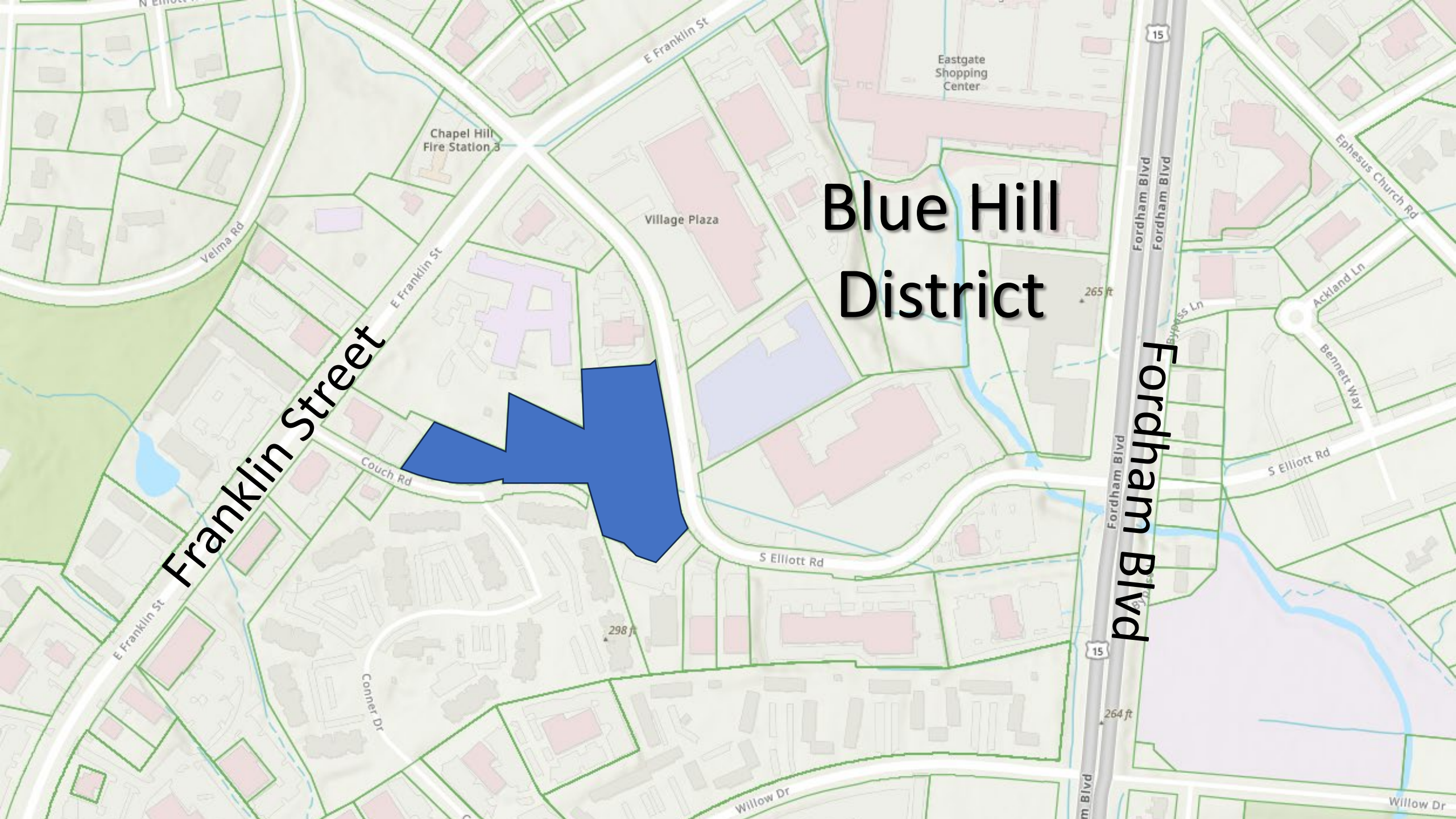
Conditional Rezoning:

- Needed when a proposed development or use does not align with current zoning for a property
- Allows for site-specific modifications to the Land Use Management Ordinance (LUMO)

Franklin Street

Blue Hill District

Fordham Blvd



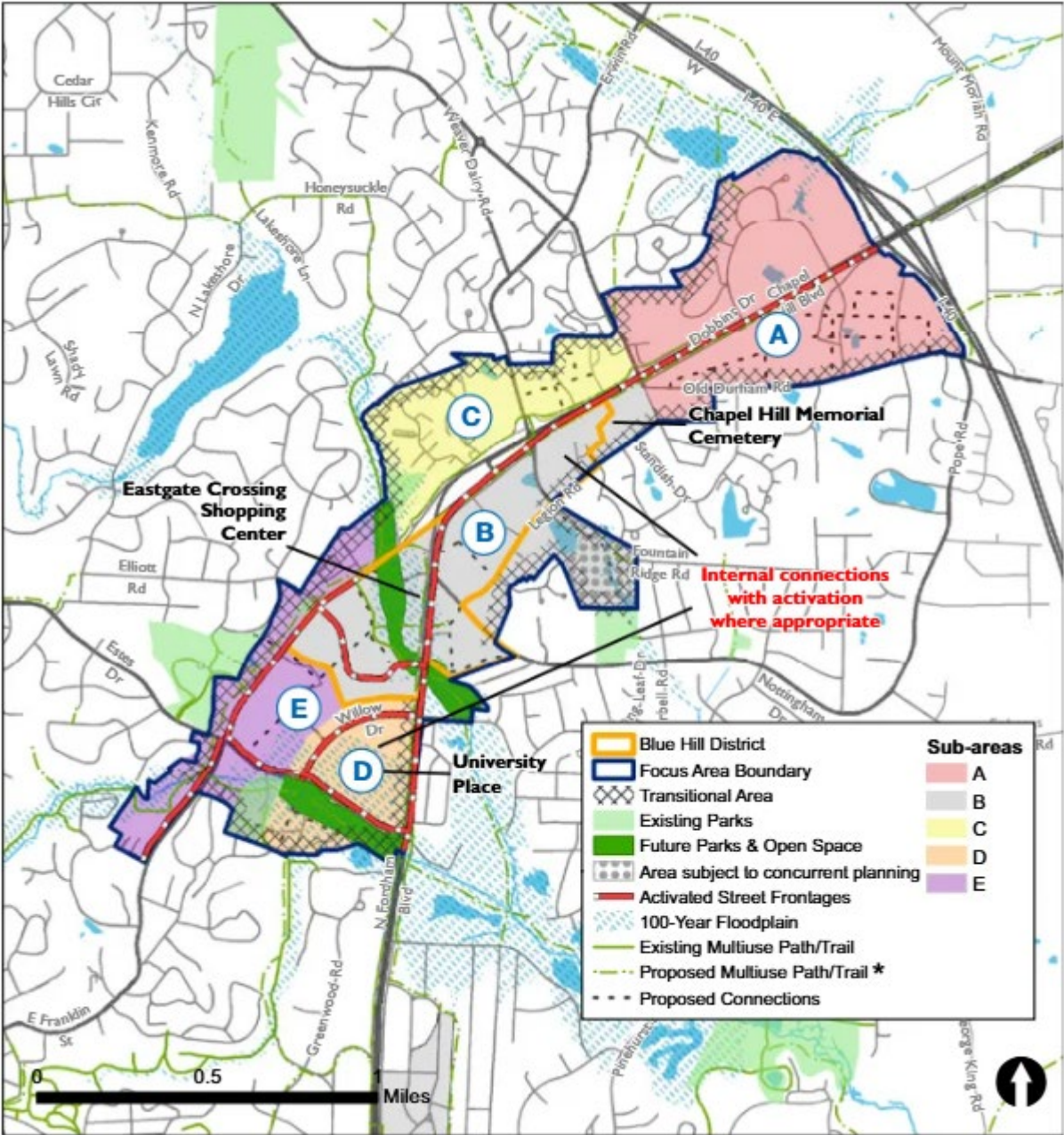
Complete Community Considerations

- ✓ Direct growth to greenways, transit corridors, and infill sites
- ✓ Plan for the future strategically
- ✓ Expand and deliver new greenways for everyday life
- ✓ Be green and provide housing
- ✓ Plan for excellence in the public realm and placemaking

Procedures

- Review Conditional Zoning Application
- Receive Comments
- Continue hearing to February 12th

Character Types and Height in 2050: North 15-501 Corridor



● Primary (predominant land uses) ⊙ Secondary (appropriate, but not predominant) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	⊙	●	●
Multifamily Residential	●	⊙	⊙	⊙	⊙
Commercial/Office	●	●	⊙	●	●
Parks and Green/Gathering Spaces	●	●	⊙	●	●
Townhouses & Residences	⊙	⊙	●	⊙	⊙
Institutional/University/Civic	⊙	⊙	⊙	⊙	⊙
Typical Height	4-6 stories	4 stories	4 stories	4-6 stories	4-6 stories
Transitional Area Height	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories
Activated Street Frontage Height	6 stories	6 stories	6 stories	6 stories	6 stories

Note: Each story is approximately 12 feet tall, but height may vary based on many factors. While suggested heights are noted above, determining the appropriate height for each site will require careful examination of the site and its surrounding context.

Definitions

Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

Active frontages may also be encouraged along future connections including multi-modal ones, which includes pedestrian/bicycle facilities as well as greenways. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

Transitional Area

This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity land uses or development patterns may be appropriate between higher-intensity development and single-family neighborhoods. Appropriate transitional techniques may include landscaping, changing land uses, and altering architectural and building forms. For additional direction, see the Guiding Statements.

Complete Community Considerations

Goal 1 – Plan for the Future Strategically

- The project is a large infill site located in the Blue Hill District, with nearby transit and greenway connections. The project is located in the North 15-501 Corridor Focus Area of the Future Land Use Map.
- The Future Land Use Map calls for an activated street frontage along Elliott Road, with heights at six stories, and Multifamily, Shops & Offices as a primary use.
- This project will provide a mix of housing and commercial space.

Goal 2 – Expand and Deliver New Greenways for Everyday Life

- The project is located near the existing Booker Creek Greenway and the proposed greenways along Fordham Boulevard and Franklin Street.
- The project includes the construction of a multi-use path connection through the site.
- The project is well served by existing sidewalks and nearby bus stops.
- The project includes streetscape improvements along Elliott Road and a payment-in-lieu for improving nearby bus stops.
- The project does not meet the intent of the Connected Roads Plan, as it does not include a vehicular connection between Couch Road and Elliott Road.

Complete Community Considerations

Goal 3 – Be Green and Provide Housing

- This project contributes to the dense, walkable development pattern called for in the Climate Action and Response Plan.
- The project includes commitments on energy efficiency, EV charging, and a climate action plan.

Goal 4 – Holistic Planning

- The urban designer's assessment is currently being drafted and will be provided to Council.