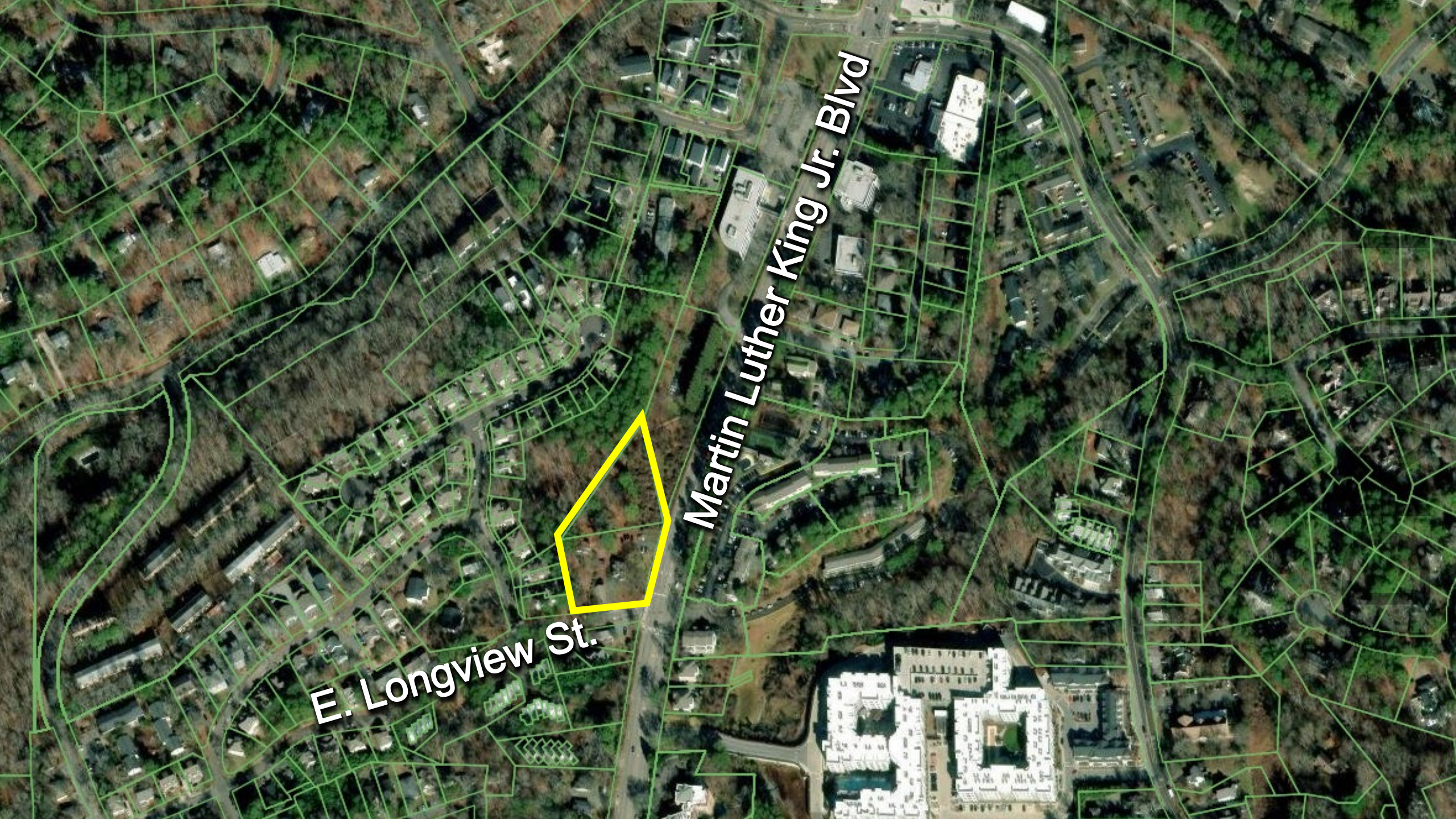


Conditional Zoning: 701 Martin Luther King Jr. Blvd (CZD-25-2)



**Council Meeting
September 10, 2025**

DRAFT



Martin Luther King Jr. Blvd

E. Longview St.

Staff Recommendation

- Alignment with Complete Community goals and the Comprehensive Plan
- Modification to Regulations serve public purposes to an equal or greater degree
- Recommend that Council consider approving the project, subject to conditions of Ordinance A

DRAFT

Project Summary

- Request to rezone from Neighborhood Commercial and Residential-3 to Mixed-Use Village-CZD
- Multifamily residential and ground floor retail
- 175 – 200 units in a 9-story structure
- 10 percent of units income-restricted affordable housing
- Outdoor plaza and multi-use path complements NSBRT station

DRAFT

Procedural Context

- The requested zoning district accommodates the land uses and development scale proposed
- Conditional Zoning allows for site-specific standards
- Applicant may request modifications to LUMO standards

DRAFT

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

DRAFT

Planning Commission Review

- ✓ Consistent with Comprehensive Plan
- ✓ Recommendation to Approve, with condition to incorporate urban design elements as applicable

DRAFT

Procedures

- Open the Hearing
- Receive public comment
- Provide feedback to the applicant
- Continue the Hearing to October 8, 2025

DRAFT