

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



**Council Meeting  
October 8, 2025**

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# Town Manager Recommendation

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

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## **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
- Outdoor plaza and multi-use path complements NSBRT station

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# Updates since the September 10, 2025 Hearing

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- Applicant revised their affordable housing offer to 10 percent of market rate units for households earning 60 percent of AMI
- Applicant will accept Housing Choice Vouchers

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# Complete Community Considerations

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- ❑ 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

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# Procedures

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- Close the Hearing
- Consider Resolution of Reasonableness and Consistency with the Comprehensive Plan (R-#)
- Consider Ordinance approving the Conditional Zoning (O-#)

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