

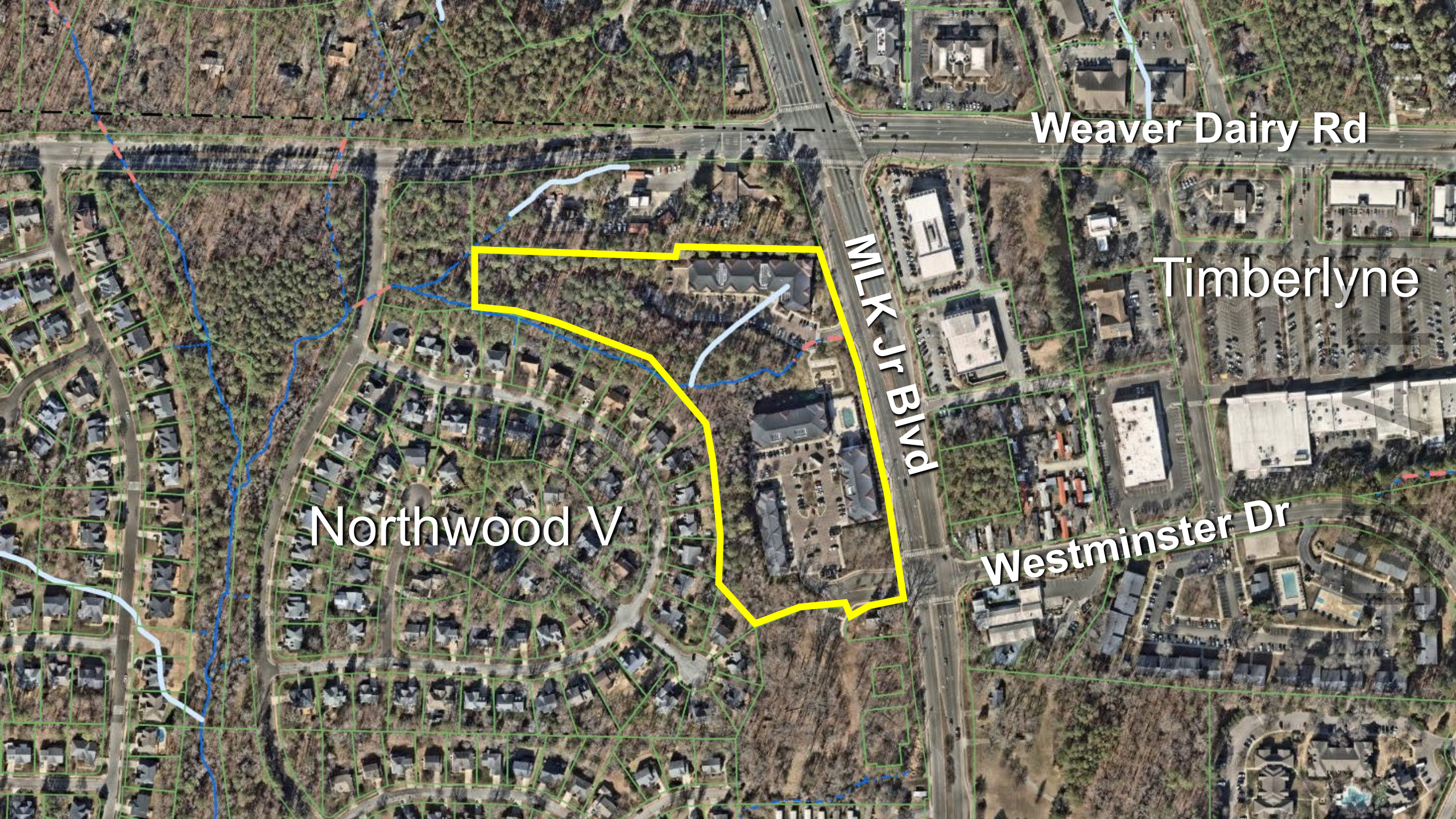
# **Conditional Zoning: 1701 Martin Luther King Jr. Blvd (CZD-25-1)**



**Town Council Meeting  
May 7, 2025**

DRAFT





Weaver Dairy Rd

Timberlyne

Northwood V

MLK JR Blvd

Westminster Dr



# Staff Analysis

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- Town staff find that the application is consistent with Complete Community goals and the Comprehensive Plan
- Modification to Regulations serve public purposes to an equal or greater degree
- Staff recommend that Council approve the project, subject to conditions of Ordinance A

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## **Project Summary**

- Requested rezoning to MU-V-CZD
- 6 new multifamily units
- All new units offered as affordable
- 154 existing multifamily units
- Office and commercial remain permitted uses, but not required

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## **Procedural Context**

- Conditional Zoning Hearing opened on April 23, 2025
- Planning Commission review found consistency with the Comprehensive Plan and recommended approval

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# Procedures

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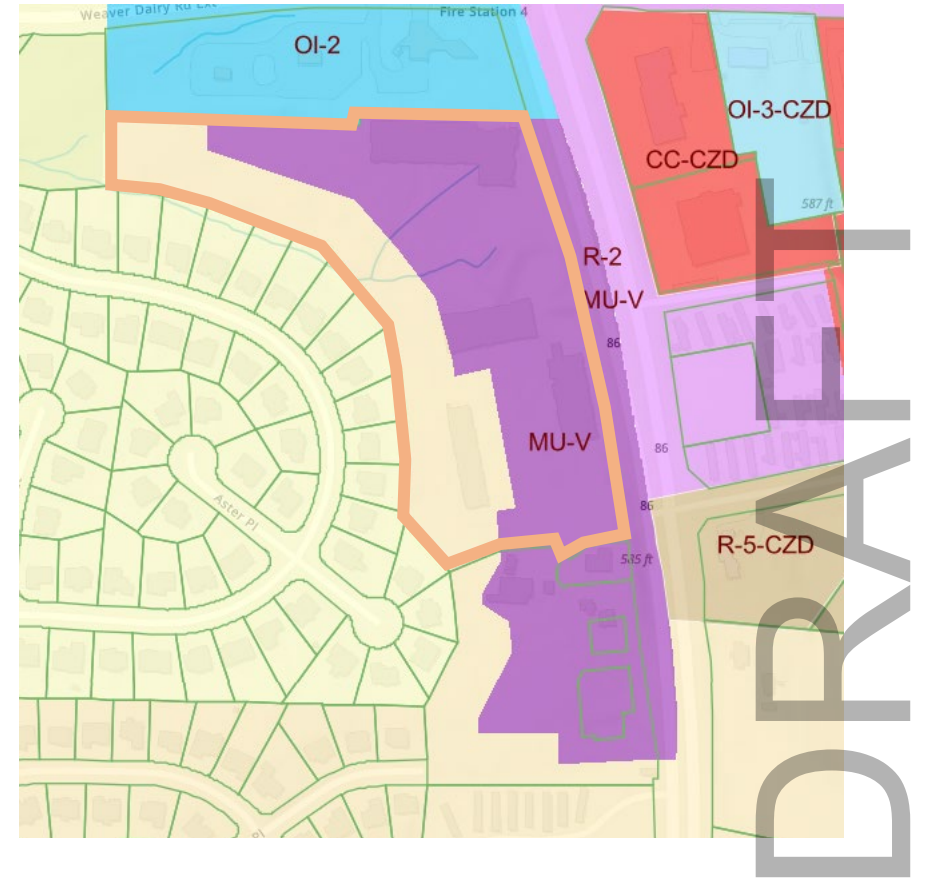
- Close the Hearing
- Consider Resolution A – Reasonableness and Consistency (*R-#*)
- Consider Ordinance A – approving the Conditional Zoning (*O-#*)

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## Existing Development Context

- Council rezoned site in 2012 with SUP, split between MU-V and R-2
- Request to rezone full parcel to Mixed Use-Village-CZD





# 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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