

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



**Council Meeting
October 8, 2025**

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 approve the project, subject to conditions of Ordinance A

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

Updates since the September 10, 2025 Hearing

- 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

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

- Close the Hearing
- Consider Resolution of Reasonableness and Consistency with the Comprehensive Plan (R-5)
- Consider Ordinance approving the Conditional Zoning (O-6)