

Conditional Zoning:

607-617 Martin Luther King

Jr. Blvd

(CZD-24-5)



Town Council Meeting
May 7, 2025



Stinson Street

Isley Street

North Columbia Street

Martin Luther King Jr. Blvd

Town Manager 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 Residential-4 to Residential-Community Priority-CZD
- 180-200 multifamily units
- 100% units income restricted for households with up to 60 percent of Area Median Income
- Offers much needed income-restricted housing in the future North South Bus Rapid Transit corridor.

About Residential- Community Priority (R-CP-CZD)

- Enacted November 2022
- Streamlined process for projects with a significant amount of affordable housing
- 25% affordability requirement
- Hearing may open and close in one night

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

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

Planning Commission Review

- ✓ Consistent with Comprehensive Plan
- ✓ Recommendation to Approve with the condition that the applicant continue to work with the Town Urban Designer

Procedures

- Open the Hearing
- Receive and provide comment
- Close the Hearing
- Consider Resolution of Reasonableness and Consistency with the Comprehensive Plan (R-6)
- Consider Ordinance approving the Conditional Zoning (O-2)