

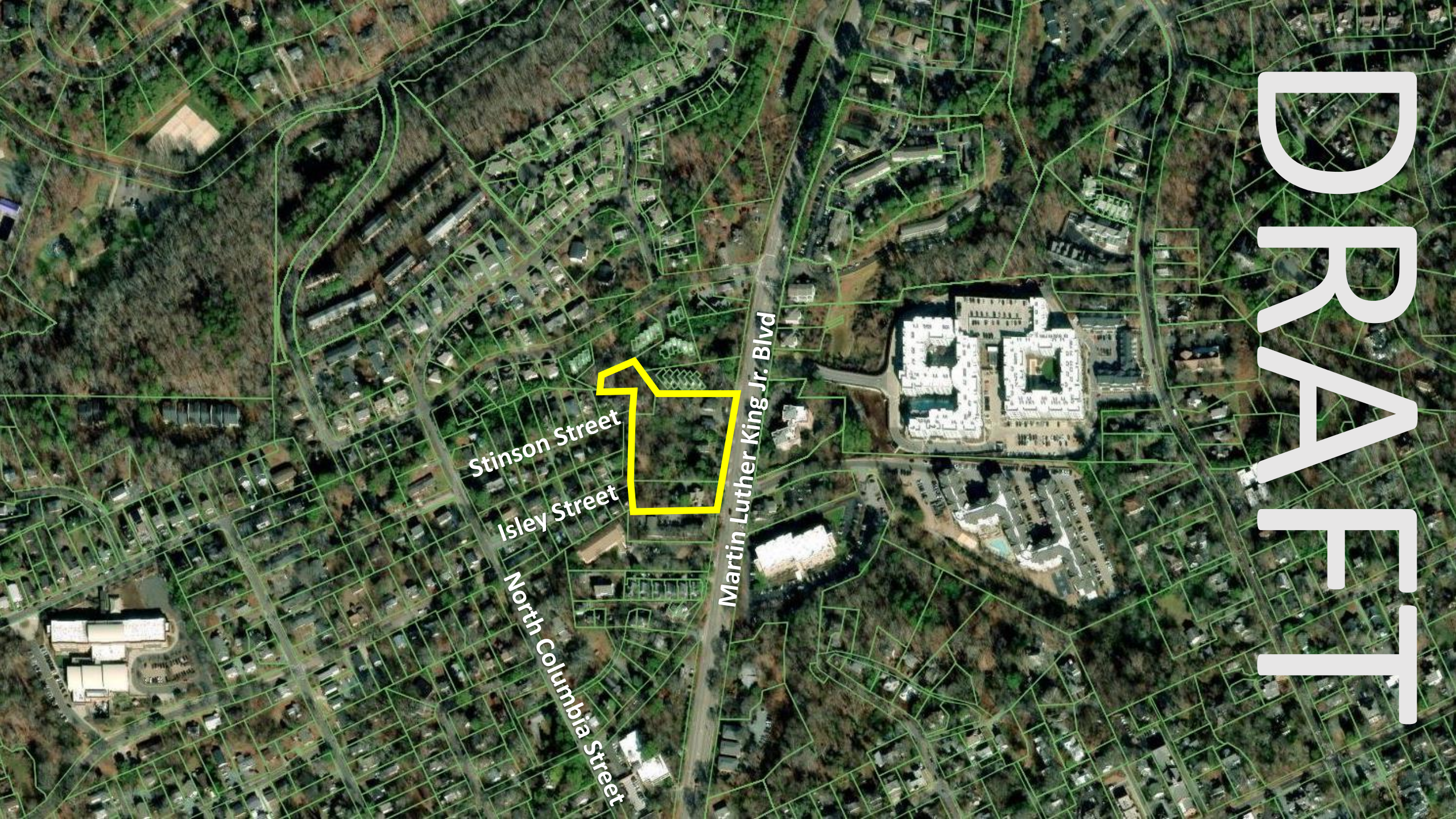
**Conditional Zoning:  
607-617 Martin Luther King  
Jr. Blvd  
(CZD-24-5)**



**Town Council Meeting  
May 7, 2025**

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Stinson Street

Isley Street

North Columbia Street

Martin Luther King Jr. Blvd

# 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 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.

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## **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

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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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# Planning Commission Review

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

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# Procedures

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- Open the Hearing
- Receive and provide comment
- 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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