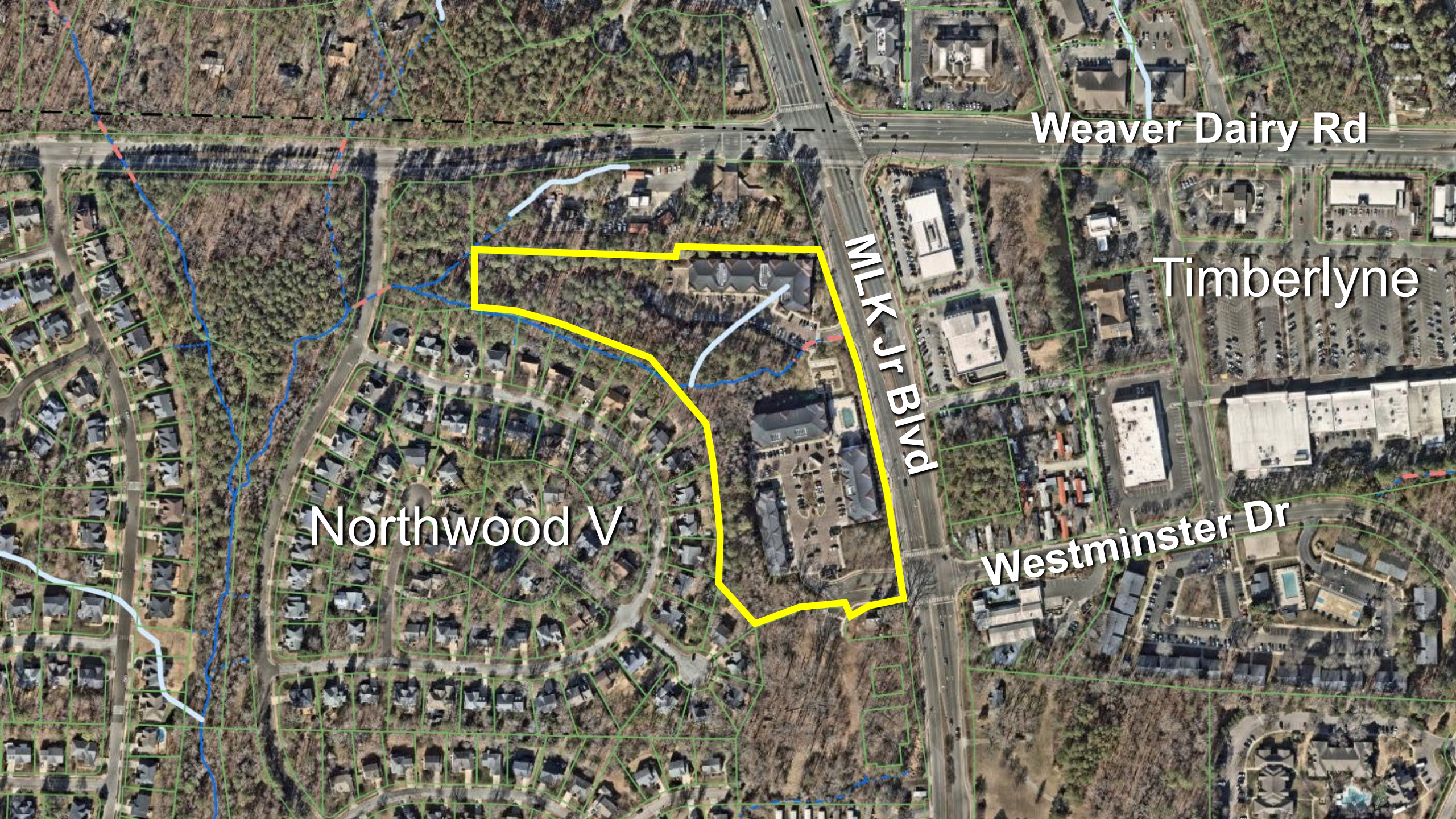


Conditional Zoning: 1701 Martin Luther King Jr. Blvd (CZD-25-1)



**Town Council Meeting
April 23, 2025**



Weaver Dairy Rd

Timberlyne

MLK JR Blvd

Northwood V

Westminster Dr

Staff Analysis

- Alignment 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

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

Procedural Context

- The requested zoning district accommodates the land uses and development scale proposed
- Conditional Zonings:
 - Allow for site-specific standards
 - Allow for modifications to Land Use Management Ordinance (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

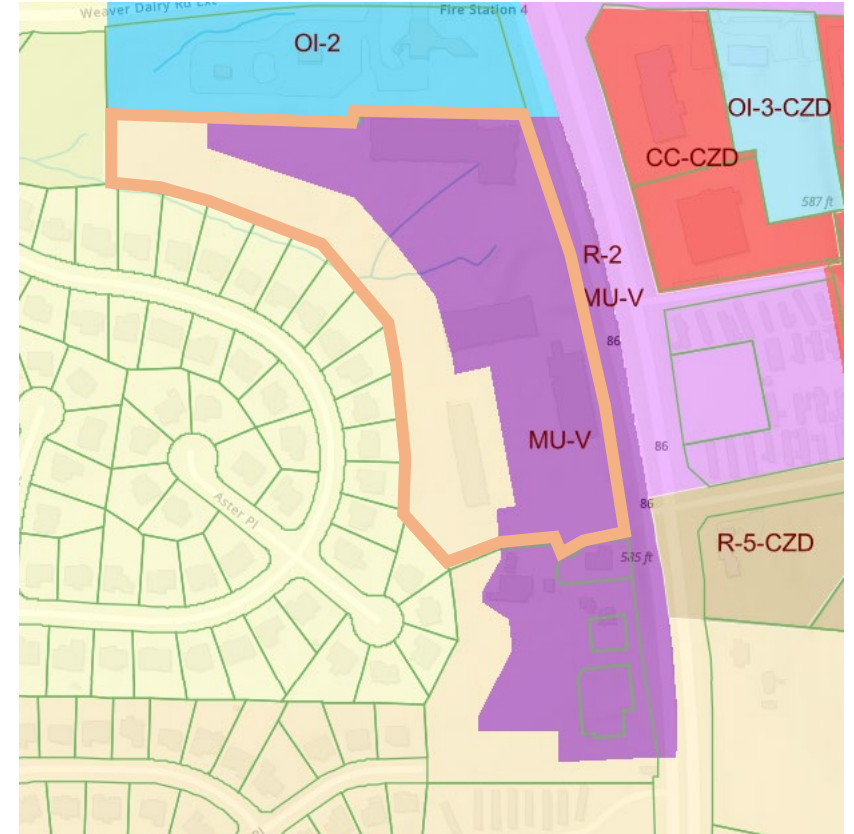
- ✓ Consistent with Comprehensive Plan
- ✓ Recommendation to Approve

Procedures

- Receive public comment
- Provide feedback on the application
- Continue the hearing to May 7, 2025

Existing Develop- ment 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

Goal 1 – Plan for the Future Strategically

- North Martin Luther King Jr Blvd Focus Area of the FLUM
- Sub-Area D
- Multifamily Residential is an appropriate Primary Use.
- The FLUM recommends a typical height of 4 to 6 stories,
- Activated Street Frontage Height of 6 stories along Martin Luther King Jr Blvd.

Goal 2 – Expand and Deliver New Greenways for Everyday Life

- The Mobility Plan proposes two greenways for this site. One runs along the Martin Luther King Jr Blvd frontage. The second runs east to west, connecting the site to Lonebrook Drive.
- Existing bus routes operate along Martin Luther King Jr Blvd. The road also has existing sidewalks and bike lanes.

Complete Community Considerations

Goal 3 – Be Green and Provide Housing

- Adding housing units at this location could contribute to dense, walkable development patterns as called for in the Climate Action and Response Plan.
- The applicant will install conduit to make some parking spaces “EV-capable” for future vehicle charging.
- Other climate action commitments for the new dwelling units are reflected in the ordinance.

Goal 4 – Holistic Planning

- The proposed units are within an existing building. The applicant does not propose site alterations.
- The site has been developed with buildings and recreation amenities close to the street, and with reduced visibility of parking.