

Motion to Recommend Approval

“I move to recommend adoption of the proposed Consistency Statement dated April 28, 2026, contained in the agenda materials and to recommend approval of the zoning amendment. This recommendation also includes an amendment to the Future Land Use Map, to the extent described in the adopted Consistency Statement.”

Comprehensive Plan Consistency Statement

April 28, 2026

Zoning case no. *Z-3-26*

Addresses: *617 West Jones Street and 117 Glenwood Avenue*

Applicant: *Molly Stuart, Morningstar Law Group on behalf of 617 West Jones Street, LLC and Tahssili Real Estate Ventures LLC*

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Planning Commission determines that the proposed zoning amendment is **CONSISTENT** with the Comprehensive Plan and other adopted plans, **INCONSISTENT** with the Future Land Use Map, and should be **APPROVED**.

The Planning Commission also recommends an amendment to the Future Land Use Map as to the subject property only, from Central Business District and Office & Residential Mixed Use to Central Business District.

The action taken is reasonable and in the public interest because:

- The proposed rezoning would enable high-density, mixed-use development that provides expanded housing options, employment opportunities, access to essential services, and a pedestrian-friendly environment, supporting both the housing supply and broader economic development.

The request has been found to be consistent with the following Comprehensive Plan policies:

- LU 2.2 Compact Development
- LU 4.6 Transit-oriented development
- LU 4.7 Capitalizing on Transit Access
- LU 6.2 Complementary Land Uses and Urban Vitality
- LU 7.6 Pedestrian-friendly Development
- ED 1.2 Mixed Use Redevelopment
- ED 5.8 Supporting Retail Infill and Reinvestment
- H 1.8 Zoning for Housing
- UD 1.10 Frontage
- UD 3.4 Enhanced Sidewalks
- UD 5.2 Pedestrian Access to Downtown
- UD 6.1 Encouraging Pedestrian-oriented Uses
- DT 7.3 Streetwalls

Rezoning Request Motion Worksheet

"I move to recommend **approval / denial** of rezoning case Z- _____ - _____.

The rezoning case is **consistent / inconsistent** with the Future Land Use Map and **consistent / inconsistent** with the 2030 Comprehensive Plan."

APPROVE

"The rezoning request is reasonable and in the public interest because it:

Example statements:

Housing

- "Increases the housing supply in the area."
- "Allows additional types of housing."
- "Guarantees affordable housing."

Infill & Compatibility

- "Is compatible with the surrounding area."
- "Includes conditions that will mitigate the impact on adjacent properties."
- "Enables development of a constrained/ underutilized site."
- "Reduces or removes impacts on historic resources."

Transportation

- "Increases development intensity in an area with high quality transit access."
- "Extends the street grid and/or eliminates gaps in the transportation system."
- "Creates additional connections to the greenway system."

Environment

- "Preserves open space."
- "Protects ecologically sensitive areas."
- "Controls stormwater above and beyond UDO requirements."
- "Includes additional tree protection."

Other

- Some other public benefit(s)*

DENY

"The rezoning request is not reasonable and in the public interest because it:

Example statements:

Housing

- "Restricts the housing supply in the area."
- "Reduces housing choices."
- "Does not increase housing affordability."

Infill & Compatibility

- "Is not compatible with the surrounding area."
- "Does not include appropriate transition requirements."
- "Damages or destroys historic resources."

Transportation

- "Does not have adequate access to transit."
- "Impedes connectivity and/or actively obstructs the Street Plan."
- "Does not create a safe environment for pedestrian and/or cyclists."

Environment

- "Does not provide sufficient open space."
- "Could harm ecologically sensitive areas."
- "Could worsen existing stormwater issues."
- "Could result in a loss of valuable mature trees."

Other

- Some other public detriment(s)*