



Zoning Committee

---

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-MO (transit oriented development, mixed use, optional)
<b>LOCATION</b>	Approximately 1.49 acres located on the north side of Raleigh Street, east of Sugar Creek Road. (Council District 1 - Egleston)
<b>PETITIONER</b>	Craig Smith

---

**ZONING COMMITTEE ACTION** The Zoning Committee vote 6-0 to recommend APPROVAL of this petition.

**VOTE**

Motion/Second: Watkins/Sullivan  
Yeas: Fryday, Ham, Majeed, McMillan, Sullivan and Watkins  
Nays: None  
Absent: Nelson, McClung and Spencer  
Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Staff provided an overview of this petition noting that there are no outstanding issues. There was no further discussion of the petition.

**ZONING COMMITTEE STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-0 (motion by McMillan seconded by Ham) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *Blue Line Extension Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends transit supportive uses. Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:
- The subject site is within a ¼ mile walk of the Sugar Creek Transit Station on the LYNX Blue Line Extension; and
- The site is adjacent to the proposed alignment of the Cross Charlotte Trail, which runs along Raleigh Street; and
- The proposed rezoning allows redevelopment of a site zoned for industrial use for transit supportive uses within an

emerging transit station area. In conjunction with other surrounding TOD projects in progress, it will contribute to a growing walkable neighborhood; and

- The proposal seeks to adaptively reuse an existing one story abandoned building that is sensitive in scale to the surrounding neighborhood, and will help revitalize the area; and
- Optional requests for the location and exemption of parking will facilitate reuse of the existing building as configured on the site; and
- The proposal allows for all uses in the TOD-M (transit oriented development – mixed-use) district, which include office, residential, retail, and civic.

Planner:

Sonja Strayhorn Sanders (704) 336-8327