



Zoning Committee

REQUEST

Current Zoning: NS (neighborhood services)
Proposed Zoning: TOD-MO (transit oriented development, mixed use, optional)

LOCATION

Approximately 0.201 acres located on the southeast side of North Davidson Street south of East 36th Street.
(Council District 1 - Egleston)

PETITIONER

Miller Development Company

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Blue Line Extension Transit Station Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends transit oriented development.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The site is located within the ¼ mile walking distance of the 36th Street Transit Station Area and is currently developed with an eating/drinking/ entertainment establishment; and
- The request proposes to reuse the existing building located on the site, which is consistent with the policy to preserve the historic structures and character of the Highland Mill and Mecklenburg Villages, noted in the adopted *Blue Line Extension Transit Station Plan*; and
- The request meets the area plan's goal for active ground floor non-residential uses along North Davidson Street (from E. 36th Street to E. 33rd Street) by creating an open market area along this main corridor in the transit station area and maintaining the existing nonresidential structure for uses permitted in the TOD-M zoning district.

Motion/Second: Spencer / Majeed

Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

Planner

Sonja Sanders (704) 336-8327