



Zoning Committee

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<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development, mixed use)
<b>LOCATION</b>	Approximately 1.37 acres bounded by West Bland Street, and South Church Street. (Council District 3 - Mayfield)
<b>PETITIONER</b>	332 West Bland Street, LLC

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**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 *South End Transit Station Area 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 subject site is within ½-mile walk of the Bland Street Station on the LYNX Blue Line; and
- The proposal allows a site previously used for industrial/office to convert to transit supportive land uses; and
- South Mint Street from Summit Avenue to Carson Boulevard is envisioned as a retail street; pedestrian-oriented, neighborhood-serving retail uses are encouraged along the S. Mint Street frontage; and
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary; and
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: Majeed / Sullivan  
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**

Michael Russell (704) 353-0225