



Zoning Committee

REQUEST Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-M (transit oriented development - mixed-use)

LOCATION Approximately 2.44 acres located at the intersection of Hawkins Street and Rampart Street, east of South Tryon Street. (Council District 3 - Mayfield)

PETITIONER Charlie Markey

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY The Zoning Committee voted 6-0 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 supportive uses for the subject site and surrounding properties.

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 a 1/2 mile walk of the East/ West Boulevard Transit 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
- 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.

Motion/Second: Nelson / Spencer

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

Nays: None

Absent: McMillan

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 Solomon Fortune (704) 336-8326