



Zoning Committee

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**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional) with five-year vested rights.

**LOCATION**

Approximately 19.78 acres located on the both sides of Nations Crossing Road, south of E. Woodlawn Road, east of I-77.  
(Council District 3 - Mayfield)

**PETITIONER**

Boulevard Real Estate Advisors, LLC

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**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 transit oriented development vision of the *Woodlawn Transit Station Area Plan* but inconsistent with the specific use recommended, and the petition is found to be inconsistent with the plan for the portion of the site west of Nations Crossing Road abutting I-77, based on the information from the staff analysis and the public hearing and because:

- The plan recommends employment based transit oriented development for the majority of the site; and
- The plan recommends low to moderate intensity retail and office uses for the remainder of the site.

However, 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 Woodlawn Road Station on the LYNX Blue Line; and
- The proposed transit oriented development zoning is generally consistent with the long-term vision for the area to provide a high intensity mix of uses within walking distance of the transit station, although without a specified requirement for office use. The use of the more generalized TOD-M (transit oriented development – mixed-use) zoning allows for more flexibility to meet changes in market demand as the station area transforms; and
- The portion of the site west of Nations Ford Road represents a minor extension of the larger property, and can be integrated into the design for the larger site without negative impacts on other properties; and

- The site plan supports increased connectivity by providing new east/west and north/south street connections and the petition will help support the transition of the area to a more walkable transit district; and
- Use of conditional TOD-MO (transit oriented development, mixed-use, optional) zoning applies standards and regulations consistent with the form and intensity of transit supportive development, while also allowing development scenarios that could include the reuse of existing buildings.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan*, from transit oriented development – employment, and low to moderate intensity retail and office uses, to transit oriented development – mixed-use.

Motion/Second: Gussman / Ham  
 Yeas: Fryday, Gussman, Ham, McClung, McMillan and Samuel  
 Nays: None  
 Absent: Watkins  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with transit oriented development vision of the *Woodlawn Transit Station Area Plan* but inconsistent with the recommended employment-focused uses for the majority of the site. The petition is inconsistent with the plan recommendation for low to moderate intensity retail and office uses for the portion of the site west of Nations Crossing Road abutting I-77 with the adopted area plan.

A commissioner noted that the market study presented to Planning Commission predicted there were large tracts that were ripe for redevelopment along the southern corridor of the Blue Line transit line.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311