



Zoning Committee

REQUEST	Current Zoning: B-1SCD (business shopping center district) Proposed Zoning: TOD-M (transit oriented development, mixed-use)
LOCATION	Approximately 2.09 acres located on the west side of South Boulevard, north of East Arrowood Road. (Council District 3 - Mayfield)
PETITIONER	Underdogs, LLC

**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 *Arrowood 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 ¼-mile walk of the Arrowood Road Station on the LYNX Blue Line; and
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current shopping center district zoning; and
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations consistent with the form and intensity of transit supportive development; and
- TOD (transit oriented development) standards include requirements for streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

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

ZONING COMMITTEE Staff provided a summary of the petition and noted that it is

DISCUSSION

consistent with the adopted area plan.

There was no further discussion of this conventional petition.

Planner

Michael Russell (704) 353-0225