



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 0.747 acres located on the northeast corner of N. Brevard Street and E. 21st Street (Council District 1 - Egleston)

**PETITIONER**

Three Pillars Capital, 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 *Blue Line Extension Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends transit oriented development – mixed use for the site.

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 within a ¼ mile walk distance from the Parkwood Transit Station, and is included in a larger area envisioned to be redeveloped with transit supportive development; and
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current industrial zoning; and
- The new development will contribute toward the goal of providing a compatible mix of transit supportive uses within the transit station area; and
- The project will enhance the pedestrian environment along the public street frontages by installing new sidewalks and planting strips along public street frontages, and providing building entrances that connect directly to the public sidewalks; and
- This proposed request provides an opportunity for a non-residential use near several new and proposed multi-family residences; and
- Building height limited to 40 feet is consistent with and sensitive to the surrounding neighborhoods.

Motion/Second: Ham / McMillan  
Yeas: Fryday, Gussman, Ham, McClung, McMillan,  
Samuel, and Watkins  
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