



Zoning Committee

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: UR-C (urban residential, commercial)
LOCATION	Approximately 0.23 acres located on E. 15th Street between N. Davidson Street and N. Alexander Street (Council District 1 - Egleston)
PETITIONER	Andres Mera-Borja

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 *BLE Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends transit oriented uses.

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 between ¼ and ½ mile walk distance from the Parkwood Transit Station on the LYNX Blue Line Extension, which supports a change from industrial to mixed use zoning; and
- The site is developed with a single family residential dwelling, and is adjacent to industrial uses bounded by N. Davidson Street, Belmont Avenue, and E. 15th Street, which are expected to transition to transit supportive development over time; and
- The petition redevelops an infill site, thereby minimizing further environmental impacts while accommodating growth; and
- The residential, office and business uses permitted in the UR-C (urban residential, commercial) district are consistent with the uses allowed in the TOD (transit oriented development) district.

Motion/Second: Ham / Watkins
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