



Zoning Committee

REQUEST

Current Zoning: R-8 (single family residential)
Proposed Zoning: TOD-M (transit oriented development, mixed-use)

LOCATION

Approximately 0.204 acres located at the intersection of Parkwood Avenue and E. 15th Street (Council District 1 - Egleston)

PETITIONER

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

- The plan recommends a mix of transit-supportive land uses (residential, retail, civic, and office) within the Parkwood transit station area.

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 located within ¼ mile of the Parkwood Blue Line Station; and
- The small parcel is located along a thoroughfare, and is not adjacent to single family residential use and/or zoning.
- The proposed rezoning is consistent with the plan recommendation for transit supportive uses; 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, including requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening, will ensure the scale and massing of new development is sensitive to the Belmont and Optimist Park neighborhoods.

Motion/Second: McClung / Samuel
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 the adopted area plan.

Staff noted this is a conventional district request with no associated site plan, will allow all uses permitted in the TOD-M district.

There was no further discussion of this petition.

PLANNER

Sonja Sanders (704) 336-8327