



Zoning Committee

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 1.47 acres located on the north side of South Mint Street, east of Summit Avenue. (Council District 3 - Mayfield)
PETITIONER	HCBV, LLC

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

- Both plans recommend transit supportive development for the subject site and nearby properties fronting on South Mint Street.

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 ½-mile walk of the Bland Street Station on the LYNX Blue Line; and
- The proposal allows a site previously used for industrial/office to convert to transit supportive land uses; and
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary; and
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: McClung / Gussman
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

Solomon Fortune (704) 336-8326