



Zoning Committee

REQUEST

Current Zoning: TOD-MO (transit oriented development – mixed-use, optional)
Proposed Zoning: TOD-MO SPA (transit oriented development – mixed-use, optional, site plan amendment)

LOCATION

Approximately 1.10 acres located south of the Norfolk Southern Railway between 35th Street and 36th Street.
(Council District 1 - Egleston)

PETITIONER

Asana Partners LP

**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 supportive 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 proposed site is located within ¼ mile walk distance from the 36th Street Transit Station on the LYNX Blue Line Extension; and
- The proposed rezoning allows a building previously used for warehouse purposes to be reused for residential and nonresidential transit supportive uses; and
- This site will provide a transition from the established business district on North Davidson Street to the multi-family development on the opposite side of the railroad corridor at the 36th Street transit station; and
- The request meets the area plan’s goal for activating the building frontage by providing entry patios on the building sides parallel to East 35th Street and East 36th Street.

Motion/Second: Gussman / 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.

A committee member noted that this is a good example of adaptive reuse, and has community organization support.

A committee member asked if 36th Street is now open. CDOT staff answered that it is open. A member remarked that the site appears to address the railroad tracks more than either public street or elsewhere. Staff noted that a proposed loop of the CrossCharlotte Trail runs parallel with the rail line. The site plan provides future entrances/access from the building to the proposed trail, and a minimum 40% of the ground floor frontage facing the trail will have transparent glass.

Another committee members asked if staff will have input on the proposed public art proposed for the site. Staff responded that the Arts and Science Council will oversee the artwork, and the petitioner has the right to review and approve the art work proposed with the funds contributed by the petitioner.

A member asked about the optional provision for reduced parking. Staff noted that in the proposed new TOD standards, parking would not be required for this site, so this provision anticipates that.

It was asked why there is no streetscape provided along the public streets. CDOT staff responded that there is streetscape provided along 35th Street, but that most of the frontage on 36th Street is taken up by driveway, leaving no space for streetscape beyond the connecting sidewalk.

There was no further discussion of this petition.

PLANNER

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