



Zoning Committee

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**REQUEST**

Current Zoning: MUDD-O (mixed use development, optional)  
Proposed Zoning: TOD-M(O) (transit oriented development - mixed-use, optional)

**LOCATION**

Approximately 2.21 acres located on the east side of Hawkins Street, south of West Tremont Avenue.  
(Council District 3 - Mayfield)

**PETITIONER**

Portman Holdings

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

- The plans recommend mixed-use transit supportive uses and design guidelines for the subject 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 subject site is within a ¼ mile walk of the East/West Transit Station on the LYNX Blue Line.
- The petition will include a mixture of uses, with a minimum of two land uses permitted by ordinance standards, consistent with the South End Vision Plan recommendation to expand the mix of uses in the district.
- The optional request to construct a 250-foot building will allow a building that is 130 feet higher than what is allowed by ordinance standards. However, the site is separated from single family neighborhoods by some distance and will not have a negative impact on established neighborhoods.
- The petition will enhance the pedestrian environment along the rail corridor by widening the 12-foot rail trail to 16 feet and installing trees in tree grates.
- The petition eliminates existing parking between the building and the street and consolidates two primary driveways into one driveway. The proposed development also includes ground floor active uses on all public streets and open space areas along the multi-use path. Together, these improvements will significantly enhance the pedestrian environment on the subject site.

Motion/Second: Gussman / Wiggins  
Yeas: Fryday, Gussman, Ham, McMillan, Samuel,  
Watkins, and Wiggins  
Nays: None  
Absent: McClung  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition, noted that it is consistent with the adopted area plan and presented a detailed rationale for support.

A commissioner noted that reviewing this project has been tough; that it seems to meet the vision and aspiration of the *South End Vision Plan*, and was a good job with staff working through issues with the petitioner. The Commissioner further stated this project proves the need for vision, followed by ordinance revisions providing transparency and predictability in regulation.

There was no further discussion of this petition.

#### **PLANNER**

Solomon Fortune (704) 336-8326