



Zoning Committee

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**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-M (transit oriented development - mixed-use)

**LOCATION**

Approximately 0.43 acres located on the south side of Charles Avenue, west of Matheson Avenue.  
(Council District 1 - Egleston)

**PETITIONER**

Camden Development, Inc.

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

- The adopted area plan recommends transit oriented development

Therefore, we find this petition to Choose an item. public interest based on information from the staff analysis and the public hearing and because:

- The subject site is within 1/4-mile walk of the 25<sup>th</sup> Street transit station.
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current general industrial zoning.
- 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.
- If approved, the requested TOD-M zoning will translate to the new TOD-CC zoning district after the new districts are approved by City Council. The TOD-CC zoning district includes enhanced standards for the desired transit oriented development.

Motion/Second: Gussman / Ham

Yeas: Fryday, Gussman, Ham, McMillan, Samuel, Watkins and Wiggins

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 Strayhorn Sanders (704) 336-8327