



Zoning Committee

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<b>REQUEST</b>	Current Zoning: B-1 (neighborhood business) Proposed Zoning: TOD-UC (transit oriented development – urban center)
<b>LOCATION</b>	Approximately 1.20 acres located at the south side of the intersection of West Kingston Avenue and Camden Road. (Council District 3 - Mayfield)
<b>PETITIONER</b>	White Point Partners, LLC

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**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 *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 transit supportive development.

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 0.25-mile walk of the East/West Boulevard Station on the LYNX Blue Line.
- The proposal permits a site previously used for commercial uses to convert to transit supportive land uses.
- Use of conventional TOD-UC (transit oriented development – urban center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

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