



Zoning Committee

REQUEST Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-CC (transit oriented development -
community center)

LOCATION Approximately 0.18 acres east of E. 36th St and north of N.
Davidson St.
(Council District 1 - Egleston)

PETITIONER FCP (Attn: Ross Magonette)

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

- The plan recommends transit supportive land 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 subject site is across 36th Street from, and within a ¼-mile walk of, the 36th Street transit station.
- The site is a remnant of property reserved during the construction of the light rail station that ultimately was not needed for the station platform access.
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current industrial zoning.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: Watkins / Wiggins
Yeas: Gussman, Ham, Nwasike, Spencer, Watkins,
and Wiggins
Nays: None
Absent: McClung
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 John Kinley (704) 336-8311