



Zoning Committee

REQUEST

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

LOCATION

Approximately 8.5 acres located on the north side of Wilkinson Boulevard and on the east side of West Morehead Street (Council District 3 - Watlington)

PETITIONER

Titan Partner, LLC, Trent Haston

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 *Bryant Park Land Use and Streetscape Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends mixed-use residential/office/retail land use.

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 rezoning for transit oriented development, is consistent with the mixed-use land use recommendation for this site.
- The site is within a ¼ mile of two proposed transit stations on the CATS Silver Line.
- Use of conventional TOD-CC (transit oriented development – community center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary; and
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use as specified by the *Bryant Park Land Use and Streetscape Plan*, from current mixed use recommendation to transit oriented development land use for the site.

Motion/Second: Wiggins / Ham
 Yeas: Gussman, Ham, McClung, Nwasike, Spencer, 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.

One of the committee members asked about the future silver line alignment and whether or not staff felt comfortable recommending TOD in advance of the construction of the line. Staff stated that alignment will probably not deviate much from the current plan and that TOD would be similar to a MUDD (mixed use development district) zoning that falls under the area plan recommendation.

Another committee member commented that the likelihood of 2 stations located within ¼ mile of the subject property would be low, but they are comfortable with the location of the silver line alignment in regard to the subject property.

There was no further discussion of this petition.

PLANNER

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