



Zoning Committee

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<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-TR (transit oriented development-transition)
<b>LOCATION</b>	Approximately 5.90 acres located on the south side of Verbena Street, north of Yeoman Road, west of Nations Crossing Road. (District 3 – Watlington)
<b>PETITIONER</b>	Greenway Holdings, LLC

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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 **inconsistent** with the *Woodlawn Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/industrial warehouse land uses for this site.

However 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 site is just over ½ mile from Woodlawn Station on the LYNX Blue Line.
- Since the adoption of the plan, TOD and mixed use development has advanced in the Lower South End area in the direction of this parcel significantly.
- The proposal allows a site previously used for industrial/office to convert to transit supportive land uses.
- Use of conventional TOD-TR 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.
- The TOD-TR district may be applied to parcels within 1-mile walking distance of an existing rapid transit station.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Station Area Plan*, from the current recommended office/industrial warehouse distribution uses to transit oriented development uses for the site.

Motion/Second: Wiggins / Nwasike  
Yeas: Gussman, Ham, McClung, Spencer, Nwasike,  
Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the conventional request, noting it is inconsistent with the adopted area plan, but appropriate due to the advancement of TOD and mixed use development in the direction of the rezoning, and associated development standards.

A Commissioner commented on staff's non-support for petition 2019-111 and inquired about the position on light industrial uses in the general area. Staff responded that the other rezoning petition is missing details with respect to streetscape and optional provisions. Staff noted that properties on Southside Drive may continue to move towards TOD zoning, especially given the zoning district's parking requirements. Staff stated that TOD rezonings would continue to occur on a case by case basis where deemed appropriate.

**PLANNER**

Claire Lyte-Graham (704) 336-3782