



Zoning Committee

---

---

**REQUEST**

Current Zoning: TOD-M (O) (transit-oriented development, optional)  
Proposed Zoning: TOD-UC (transit-oriented development, urban center)

**LOCATION**

Approximately 2.8 acres located at the northern intersection of N. Davidson Street and E. 21st Street.  
(Council District 1 - Egleston)

**PETITIONER**

Wood Partners

---

**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 *Parkwood Transit Station Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends transit-oriented development uses for the site.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The requested district is complimentary in nature to surrounding zoning around the LYNX Blue Line and in-line with its existing zoning district. The rezoning from a legacy TOD district to a newly adopted district will further align the city's policies and regulations on this site without inhibiting the parcels located within the rezoning boundary from the creating transit-supportive development that they are currently entitled to under their current zoning district.
- The petition supports the general purpose of the TOD districts as described in Chapter 15 of the Code of Ordinances in that the approval of this petition would "encourage and enable the development of moderate to high-intensity compact, mixed-use urban neighborhoods near transit stations where people can live, work, shop, dine, and pursue cultural and recreational opportunities while enjoying a range of mobility choices."
- Permitted uses and development standards within the TOD-UC district will help create a densely developed transit-supportive development within a quarter-mile of the Parkwood Transit Station.

- As written, TOD-UC may be applied to parcels that are within a half-mile walk of a high capacity transit station and have compatible adopted future land uses. The site's location within a quarter-mile walk of the adopted LYNX Blue Line Parkwood Transit Station and transit-oriented development land use recommendation make it an appropriate location for the TOD-UC district.
- The requested district is complimentary in nature to the surrounding mixed and transit-oriented uses in the area. The residential zoning to the south is Cordelia Park. All properties recommended for transit-oriented development "within 200 feet of single family zoning have been recommended for TOD-NC or TOD-TR unless the property with single family zoning is for a County owned park of three acres or greater...". Cordelia Park is county owned and over 20 acres, keeping the site applicable for the TOD-UC district.

Motion/Second: Watkins / Gussman  
 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.

There was no further discussion of this petition.

**PLANNER**

William Linville (704) 336-4090