



Zoning Committee Recommendation

Rezoning Petition 2026-002

May 5, 2026

REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics 2)
Proposed Zoning: TOD-NC (Transit Oriented Development-
Neighborhood Center)

LOCATION

Approximately 0.16 acres located on the south side of Verbena
Street, west of Nations Crossing Road, and east of Gilead Street.
(Council District 3 - Mayo)

PETITIONER

Zhi Zhang

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:

To Approve:

This petition is found to be **consistent** with the goals and
policies of the *South Inner Community Area Plan* based on the
information from the staff analysis and the public hearing, and
because:

- The petition may facilitate the following priority goals of
the area plan:
 - 4: Trail & Transit Oriented Development may be
facilitated by establishing TOD zoning within $\frac{3}{4}$
mile of two LYNX Blue Line stations and allowing
for a range of transit supportive uses in an
activity center.
- The petition is in alignment with the *2040 Policy Map*
recommendation for the Community Activity Center
Place Type.

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 site is surrounded on three sides by properties
zoned for transit-oriented development. This petition
follows many other nearby petitions that rezoned
properties from industrial zoning to transit-oriented
zoning districts.
- The site is less than $\frac{3}{4}$ of a mile from two LYNX Blue
Line Stations: Scaleybark and Woodlawn. TOD-NC

zoning may be applied within a 1-mile walking distance of an existing rapid transit station. The lower South End area has transitioned rapidly from automobile-oriented commercial and industrial uses to a mixed-use, walkable community. This petition would support the ongoing evolution of the neighborhood to a mixed-use activity center, supported by the LYNX Blue Line.

Motion/Second: Millen / Stuart
Yeas: Welton, Caprioli, Gaston, McDonald, Millen, Shaw, Stuart
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *South Inner Community Area Plan*.

Commissioner McDonald commented that the petitioner mentioned their intent to develop a third place, which would be ideal in every neighborhood.

PLANNER

Joe Mangum (704) 353-1908