



Zoning Committee Recommendation

Rezoning Petition 2023-052

October 31, 2023

REQUEST

Current Zoning: ML-2 (Manufacturing and Logistics-2)
Proposed Zoning: TOD-UC (Transit Oriented Development–Urban Center)

LOCATION

Approximately 0.447 acres located on the east side of West Summit Avenue, north of South Mint Street, and west of Winona Street.
(Council District 3 - Watlington)

PETITIONER

Providence Group Capital

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:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) calls for Regional Activity Center.

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 subject site is under a 1/2 mile walk from the Bland Street station on the Lynx Blue Line.
- This petition will help support the transition of the area to a more walkable transit district.
- The proposal allows a site that was previously used for manufacturing and logistic uses to be redeveloped with a transit supportive project.
- The use of conventional TOD-UC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The goal of TOD districts is to implement rehabilitation and reuse of existing structures, this is important in preserving the character of established neighborhoods.

- The site is under a ½ mile walk from Wilson Park.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

Motion/Second: Winiker / Russell

Yeas: Lansdell, Russell, Sealey, Welton, Whilden, Winiker

Nays: None

Absent: Neeley

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

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