



Zoning Committee

REQUEST	Current Zoning: TOD-M (O) (Transit-Oriented Development, Mixed use, Optional) Proposed Zoning: TOD-UC (Transit-Oriented Development, Urban Center)
LOCATION	Approximately 0.17 acres located on the north side of East Tremont Avenue, southeast of South Boulevard, and west of East Worthington Avenue. (Council District 1 - Anderson)
PETITIONER	SLC Development, LLC

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 *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends 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 TOD-UC district may be applied to parcels within ½ mile walking distance of a rapid transit station.
- The East/West Station is 0.3 miles walking distance from the site with sidewalk present and 0.4 miles driving distance from the site.
- The site is currently zoned for transit-oriented uses.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The site is in an area surrounded by other transit-oriented zoning.
- TOD uses are compatible with both Regional Activity Center and Community Activity Center.
- 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: Russell / Whilden

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

Nays: None

Absent: None

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

Emma Knauerhase (704) 432-1163