



Zoning Committee

**REQUEST**

Current Zoning: ML-2 (manufacturing and logistics-2)  
Proposed Zoning: TOD-UC (transit-oriented development-urban center)

**LOCATION**

Approximately 0.2 acres located on the south side of West Carson Boulevard and west of South Graham Street, north of West Palmer Street  
(Council District 3 - Brown)

**PETITIONER**

Dickerson Reality Florida, Inc.

**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 insert consistency from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Regional Activity Center place type for this 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 site is within a 1/2-mile of the Carson Station.
- The TOD-UC zoning district may be applied to parcels within a 1/2-mile walking distance of an existing rapid transit station or within a 1/2-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The rezoning of this parcel will allow the site to be redeveloped for transit-supportive uses.
- The site is adjacent to multiple parcels zoned or recently rezoned to TOS-UC.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- 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 / Neeley  
Yeas: Neeley, Russell, Sealey, Welton, Whilden,  
Winiker  
Nays: None  
Absent: Lansdell  
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 discussion of this petition.

**PLANNER**

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