



Zoning Committee

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-RO (transit oriented development, residential, optional)

LOCATION

Approximately 1.49 acres located on the west side of Old Pineville Road, north of Springbrook Road and south of Woodlawn Road
(Council District 3 - Mayfield)

PETITIONER

Woodlawn Station Holdings LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the transit oriented development vision of the *Woodlawn Transit Station Area Plan* but inconsistent with the specific use recommended based on the information from the staff analysis and the public hearing and because:

- The plan recommends employment based transit oriented development for the site.

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

- The proposal is generally consistent with the long-term vision for the transit station area plan to provide a high intensity mix of transit supportive uses within walking distance of the transit station; and
- The subject site is directly adjacent to the Woodlawn Station Park and Ride lot, and within a ¼ mile walk of the station on the LYNX Blue Line; and
- The proposal allows a site previously used for industrial/office purposes to be redeveloped with a transit supportive project; and
- The site plan supports future increased connectivity by reserving right-of-way for future streets recommended in the transit station area plan and by installing planting strips and sidewalks along the reserved right-of-way along the northern and western edges of the site.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan*, from transit oriented development – employment to transit oriented development – residential.

Motion/Second: Gussman / Watkins

Yeas: Fryday, Gussman, Ham, McMillan, Samuel, and Watkins

Nays: McClung

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the transit oriented development vision of the *Woodlawn Transit Station Area Plan* but inconsistent with the recommended employment focus.

A commissioner asked if a pedestrian crossing was planned near the site driveway and the end of the station platform across Old Pineville Road. CDOT staff will look into CATS plans for a pedestrian crossing. Another commissioner asked about the proposed residential use and the relation to industrial in the area. Staff noted that there are industrial/ warehouse uses on abutting the site on three sides, with the CATS park and ride lot to the north. The adopted area plan envisions the industrial parcels to transition to transit oriented development overtime.

A commissioner asked if the units/ building(s) along Old Pineville Road would be oriented to the street. Staff noted that the site plan contained design notes and optional provisions that would allow stoops and porches to encroach into the setback, and that the site driveway would turn behind the building to provide the vehicular access to the units from the rear.

There was no further discussion of this petition.

MINORITY OPINION

The commissioner indicated dissent because it places residences surrounded by industrial uses, and to be consistent with the Council members' statements and votes on other rezonings that would remove industrial zoning.

PLANNER

John Kinley (704) 336-8311