



Zoning Committee

REQUEST

Current Zoning: ML-1 (manufacturing and logistics, 1)
Proposed Zoning: TOD-CC (transit-oriented development, community center)

LOCATION

Approximately 5.90 acres located on the west side of South Boulevard and east side of Old Pineville Road, north of East Woodlawn Road.

(Council District 3 - Watlington)

PETITIONER

Providence Group Capital

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 Community 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 located directly adjacent to the LYNX Blue Line and is within a ½-mile walk of the Woodlawn Station.
- The TOD-CC zoning district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station or within a ½-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 directly adjacent to a number of parcels zoned TOD-CC and represents an ongoing shift in the area from auto-intensive and industrial uses to transit-oriented redevelopment along the Blue Line.
- The use of conventional TOD-CC zoning applies standards and regulations to create 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 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: Welton / Lansdell
 Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Russell, Welton
 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*.

Commissioner Lansdell asked staff whether the site has access to Old Pineville Road off the back of the rezoning area adjacent to the railroad tracks. Staff responded that there is no direct access from the back side of the site to Old Pineville Road due to the railroad. The ½-mile walk applicability from Woodlawn Station is measured by access through existing infrastructure.

There was no further discussion of this petition.

PLANNER

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