



## Zoning Committee Recommendation

Rezoning Petition 2021-184

February 1, 2022

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### REQUEST

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-TR (transit oriented development – transition)

### LOCATION

Approximately 0.86 acres located on the west side of Yeoman Road, east of South Tryon Street, and north of Woodlawn Road. (Council District 3 - Watlington)

### PETITIONER

Revolve Residential

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### 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 **inconsistent** with the *Woodlawn Transit Station Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office and industrial-warehouse-distribution uses on the site.

However, 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-mile walk of both the Woodlawn Station and Scaleybark Station.
- The TOD-TR district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of an existing streetcar stop.
- This petition would allow for the redevelopment of the site to transit oriented uses.
- This site is adjacent to a number of parcels zoned TOD-TR that were formerly zoned I-2, reflecting a shift in the area away from intensive, industrial uses.
- The use of the conventional TOD-TR 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 approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan* (2008) from office and industrial-warehouse-distribution uses to transit oriented development for the site.

Motion/Second: Spencer / Welton  
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton  
Nays: None  
Absent: None  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

#### **PLANNER**

Holly Cramer (704) 353-1902