



Zoning Committee Recommendation

Rezoning Petition 2021-252

August 2, 2022

REQUEST

Current Zoning: B-2 (general business)
Proposed Zoning: TOD-NC (transit oriented development – neighborhood center)

LOCATION

Approximately 3.10 acres located at the southwest intersection of Seigle Avenue and East 10th Street, north of Central Avenue, and east of Interstate 277.
(Council District 1 - Egleston)

PETITIONER

WP East Acquisitions, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 2 Place Type for this 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 ½-mile walk of the future Central Avenue Station along the Silver Line. The existing Sunnyside Station along the Gold Line is also within a 1-mile walk of the site.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The site is along the existing Cross Charlotte Trail and future Silver Line and associated Rail Trail, making it an appropriate location for TOD development that further encourages pedestrian and transit connections.
- Although inconsistent with the current Place Type recommended in the 2040 Policy Map, the site meets a number of criteria that make it appropriate for a minor map amendment to change the recommended Place

Type to Neighborhood Center. If approved, the Neighborhood Center Place Type at this location would allow for an appropriate transition between the adjacent Community Activity Center and Neighborhood 2 Place Types along the north side of 10th Street into the single family residential areas under the Neighborhood 1 Place Type that are just south of the subject site.

- The TOD-NC zoning district maintains the high level of design standards associated with the TOD-UC zoning district.
- The use of conventional TOD-NC zoning applies standards and regulations to create the 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 *2040 Policy Map* (2022) from Neighborhood 2 to Neighborhood Center for the site.

Motion/Second: Barbee / Welton

Yeas: Barbee, Gussman, Welton Rhodes, Russell

Nays: None

Absent: Gaston, Harvey

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Welton asked whether this site was along the Silver Line's previously proposed route or the recently revised route.

Staff responded that this rezoning site will be along the recently modified Silver Line route. CATS worked with the petitioner after the petition was already on track for another zoning district and shared plans with the petitioner team on the future Central Avenue Station and potential connections into this site. With the new Silver Line route, staff decided that TOD would be an appropriate application here. The petitioner is working closely with CATS to align the site's development plans and connections to the future Central Avenue Station.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902