



Zoning Committee Recommendation

Rezoning Petition 2022-002

August 2, 2022

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-NC (transit oriented development, neighborhood center)

LOCATION

Approximately 12.50 acres located on the west side of South Boulevard, east of Old Pineville Road, and north of East Woodlawn Road.
(Council District 3 - Watlington)

PETITIONER

Cameron CLT South End Owner, 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 **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* (2022) recommends the Community Activity Center Place Type.

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-mile walk of the Woodlawn Station.
- 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 existing uses on the site are incompatible with the recommended place type. If approved, this rezoning will allow the property to be redeveloped to transit supportive uses which are consistent with the Community Activity Center Place Type.
- 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.

Motion/Second: Rhodes / Barbee
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 consistent with the *2040 Policy Map*.

Commissioner Welton asked if the 1-mile walking distance to the light rail station was measured by the distance using existing sidewalk or by a straight line from the site to the station.

Staff responded that the less than 1-mile walking distance to the Woodlawn Station was measured by the distance it would take to walk from the site using existing sidewalk.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902