



Zoning Committee Recommendation

Rezoning Petition 2021-262

August 30, 2022

REQUEST

Current Zoning: TOD-M(O) (transit oriented development – mixed, optional)

Proposed Zoning: TOD-NC(CD) (transit oriented development – neighborhood center, conditional) and TOD-UC(CD) (transit oriented development – urban center, conditional)

LOCATION

Approximately 1.14 acres located in the western quadrant of the intersection of East Worthington Avenue and Cleveland Avenue, east of South Boulevard.

(Council District 1 - Egleston)

PETITIONER

CRD Dilworth, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 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 policy map recommends Regional 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 site is located within a ½-mile walk of the East/West Station as well as the proposed Rampart Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station. And the TOD-UC district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station.
- The small portion of this site requesting TOD-UC(CD) runs along the northwest side of the parcel that is closest to South Boulevard while the rest of the site commits to TOD-NC(CD), a more appropriate and less intense district to transition from the higher density uses along South Boulevard into the residential and mixed uses of moderate intensity east of the site.
- The subject site is directly adjacent to the Dilworth

Historic District. Many residents in this area rely on on-street parking as the typical parking structures that would be used on a lot are limited due to historic district regulations. The conditional note in this petition to commit to minimum parking standards above what the ordinance would require by-right may help to alleviate future on-street parking demand that could be generated with any new development.

- The portion of the site being proposed for TOD-UC(CD) is directly adjacent to other areas zoned TOD-UC.

Motion/Second: Samuel / Harvey

Yeas: Samuel, Gaston, Gussman, Harvey, Rhodes, Russell, Welton

Nays: None

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Russel asked staff to clarify the requested zoning districts on the site and the associated height conditions. Staff explained where TOD-UC(CD) is being requested for the portion of the site closest to South Boulevard and how the rest of the site will be TOD-NC(CD) with a condition for the site's frontage along Cleveland Avenue to have a maximum height capped at 75 feet to better transition the development into the Dilworth Historic District.

Commissioner Russel also asked whether the minimum parking conditions were different for the TOD-UC(CD) portion of the site. Staff responded that the minimum parking conditions apply to the entire rezoning area.

Chairman Gussman noted that this petition speaks to the constraints of transitional areas such as this one where TOD development is desired; but unique spaces such as this site need compromises like this petition that are in the interest of both TOD and our preservation spirit.

There was no further discussion of this petition.

PLANNER

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