



Zoning Committee Recommendation

Rezoning Petition 2022-069

January 4, 2023

REQUEST

Current Zoning: TOD-M(O) and TOD-R(O) (transit-oriented development, mixed use, optional; transit-oriented development, residential, optional)
Proposed Zoning: TOD-UC(CD) and TOD-NC(CD) (transit-oriented development, urban center conditional; transit-oriented development, neighborhood center, conditional)

LOCATION

Approximately 16.69 acres located on the east side of South Boulevard, southwest side of South Caldwell Street, west side of Templeton Avenue, and north side of Euclid Avenue.
(Council District 1 - Anderson)

PETITIONER

The Fallon Company

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** and **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* recommends Community Activity Center for a portion of the site; and
- The *2040 Policy Map* recommends Neighborhood 2 for a majority of 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:

- This site spans from the dense development along South Boulevard to Dilworth's historic residential areas on Euclid Avenue. Mirroring the site's context as a transitional space between Community Activity Centers and residential areas, this petition is sensitive to its surroundings and proposes uses and various densities that blend into adjacent developments.

- The Neighborhood 2 designation is a reflection of the existing uses of the Strawn Tower and TOD-R(O) zoning. And although the predominantly residential uses proposed on this portion of the site are not entirely incongruent with that place type, the density proposed and mix of non-residential uses better align with Community Activity Center.
- Development Areas A, B1, and D provide height caps where the areas are adjacent to single family uses to better integrate the development into the neighborhood. Additionally, Development Area A along Euclid Avenue will be limited to single family attached residential uses at no more than 40' in height. These conditions set forth in the site plan give significant consideration to the Dilworth Historic District that abuts the site's southeastern and southwestern boundaries and is designated as Neighborhood 1.
- The petition confines the greatest intensity of uses and development to Development Areas E1 and E2 which may exceed the base height allowed in the TOD-UC district through the application of community benefits as defined in the bonus provisions for TOD districts.
- The petition proposes an ample 1.6 acres of active open space to create a park-like environment for this site as well as the greater neighborhood. The open space will be made accessible throughout the petition area and adjacent neighborhood with various pedestrian connections.
- The site is located within a ½-mile walk of the Bland Street Station. The TOD-NC and TOD-CC zoning districts may be applied to parcels within a ½-mile walking distance of an existing rapid transit station.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, for the proposed TOD-NC(CD) portion of the site on the south side of the Caldwell Street Extension from Neighborhood 2 to Neighborhood Center; and will revise the recommended place type for the portion of the

proposed TOD-UC(CD) area north of the Caldwell Street Extension that is currently Neighborhood 2 to Community Activity Center.

Motion/Second: Rhodes / 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 Choose an item. with the *2040 Policy Map*.

Commissioner Russell asked staff why the maximum height in Development Area B3 is 65' compared to Development Areas E1 and E2 where there are much larger maximum heights specified. Staff responded that it was a reflection of the surrounding low-rise structures to the B3 Development Area as well as a carry-over of a similar maximum height specified for that area in the previous rezoning.

Commissioner Lansdell asked about comments provided from various departments such as Erosion Control and Storm Water given the potential significant change to impervious surface area on the site. Staff responded that Erosion Control did not provide comments for this petition. Storm Water provided advisory comments to the first iteration of the site plan but has not noted any outstanding issues or provided further comments since their first review of the plan. Staff added that given that this is a TOD petition, the conditions set forth are more limited than would be seen in other zoning districts that more regularly proceed as conditional petitions. Additionally, Storm Water conditions in particular are better fleshed out and addressed during the permitting process.

Commissioner Welton asked for clarity on the internal traffic circulation. Staff responded that there will be no internal traffic signals on the site, though the existing signal off Bland Street will be modified. The internal streets would all be a series of stop-control intersections and there will also be a roundabout down toward Euclid Avenue.

Chairman Gussman asked staff about community input received on this petition. Staff responded that the petitioner team has been working very closely with the Dilworth Community Association (DCA) and that to date, DCA has expressed support of the project.

There was no further discussion of this petition.

PLANNER

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