



## Zoning Committee Recommendation

Rezoning Petition 2022-067

December 6, 2022

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### REQUEST

Current Zoning: B-2 (general business) and I-2(CD) (general industrial, conditional)  
Proposed Zoning: TOD-NC (transit-oriented development, neighborhood center)

### LOCATION

Approximately 15.92 acres located at the southwest intersection of Sam Wilson Road and Wilkinson Boulevard, north of Old Dowd Road.  
(Outside City Limits)

### PETITIONER

CC Fund 3, LLC

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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 **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The adopted policy map recommends the Innovation Mixed-Use 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:

- ; andThe site is within a 1-mile walking distance of the planned Sam Wilson transit station.
- The TOD-NC zoning 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.
- The site is along the future Silver Line, making it an appropriate location for TOD development that further encourages pedestrian and transit connections.
- The use of conventional TOD-NC zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- The Innovation Mixed-Use Place Type allows for office, research and development, studios, light manufacturing, showrooms, hotels, and multi-family residential uses.

- The TOD-NC Zoning District generally maintains the high level of design standards associated with the TOD-UC Zoning District, but is preferred over the TOD-UC Zoning District where less intensity is more appropriate, such as adjacent to a Neighborhood 1 Place Type. This site is adjacent to Neighborhood 1 to the southwest.
- 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

Motion/Second: Welton / Rhodes

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Russell, and Welton

Nays: None

Absent: None

Recused: None

## ZONING COMMITTEE DISCUSSION

Staff provided a summary of the conventional petition and noted that it is consistent with the *2040 Policy Map*. Commissioner Russell expressed concern rezoning properties to TOD on a transit line not yet funded and inquired what is the scenario in the event the Silver Line shifts location. Commissioner Gussman acknowledged the concerns with prematurely rezoning to TOD, but noted the possibility of properties being developed with car lots in its absence. Planning staff stated that there was discussion of the possibility of rezoning the site to MUDD with TOD standards. However, it was determined that rezoning the site to TOD was more appropriate in order to preserve the right-of-way for the future. It was noted that CATS had no issues, and more than likely reviewed the petition from the perspective of the pending Silver Line. It was also noted there are existing bus lines along this route.

Commissioner Lansdell inquired if Sam Wilson Road is a designated truck route, expressing concerns for adequate facilities from an equity perspective.

There was no further discussion of this petition.

## PLANNER

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