



Zoning Committee

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-M (transit oriented development, mixed-use)

LOCATION

Approximately 0.25 acres located on the north side of East 21st Street, east of North Brevard Street.
(Council District 1 - Egleston)

PETITIONER

Harrison Tucker and John Perovich

**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:

This petition is found to be consistent with the *Parkwood Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends transit oriented development.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The subject site is within ¼ -mile walk of the Parkwood Street Station on the LYNX Blue Line.
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current industrial zoning.
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: McMillan / McClung

Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noted that it is consistent with the adopted area plan and that staff recommends approval of the petition.

There was no further discussion of this petition.

Planner

Michael Russell (704) 353-0225