



**Zoning Committee**

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**REQUEST**

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

**LOCATION**

Approximately 1.01 acres located in the west side of South Mint Street, south of West Carson Boulevard, north of Palmer Street. (Council District 3 - Mayfield)

**PETITIONER**

Boulevard Real Estate Advisors, 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:

This petition is found to be consistent with the land use recommendation of the *South End Transit Station Area Plan* and a portion of the site is inconsistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends transit supportive uses for the front portion of the subject site and surrounding properties along South Mint Street; and
- The plan recommends industrial uses for the rear portion of the site.

However, 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 a 1/2 mile walk of the Carson Street Transit Station on the LYNX Blue Line; and
- The proposal allows a site previously used for warehouse and office to convert to transit supportive land uses; and
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations consistent with the form and intensity of transit supportive development; and
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: McMillan / Nwaiske

Yeas: Fryday, Ham, McMillan, Nwasike, Sellers, Sullivan, and Watkins

Nays: None  
Absent: Gussman, McClung, Samuel  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that a portion of the subject area it is consistent with the adopted area plan while the other portion is inconsistent with the adopted area plan. Staff recommended approval.

There was no further discussion of this petition.

**PLANNER**

Solomon Fortune (704) 336-8326