



Zoning Committee

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: UR-C (urban residential, commercial)

LOCATION

Approximately 0.23 acres located on E. 15th Street between
N. Davidson Street and N. Alexander Street
(Council District 1 - Egleston)

PETITIONER

Andres Mera-Borja

**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 *BLE Transit Station
Area Plan*, based on the information from the staff analysis and
the public hearing and because:

- The plan recommends transit oriented uses.

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 site is within between ¼ and ½ mile walk distance from
the Parkwood Transit Station on the LYNX Blue Line
Extension, which supports a change from industrial to mixed
use zoning; and
- The site is developed with a single family residential dwelling,
and is adjacent to industrial uses bounded by N. Davidson
Street, Belmont Avenue, and E. 15th Street, which are
expected to transition to transit supportive development over
time; and
- The petition redevelops an infill site, thereby minimizing
further environmental impacts while accommodating growth;
and
- The residential, office and business uses permitted in the UR-
C (urban residential, commercial) district are consistent with
the uses allowed in the TOD (transit oriented development)
district.

Motion/Second: Ham / Watkins

Yeas: Fryday, Gussman, Ham, McClung, McMillan,
Samuel, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Sonja Sanders (704) 336-8327