



Zoning Committee

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-UC (transit oriented development, urban center)

LOCATION

Approximately 2.16 acres located on the southeast side of South Mint Street, southwest of West Carson Boulevard and northeast of West Palmer Street.

(Council District 3 - Mayfield)

PETITIONER

Spectrum Companies

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

- The plans recommend transit supportive 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 0.25-mile walk of the Carson Boulevard Station on the LYNX Blue Line.
- The proposal permits a site previously used for industrial uses to convert to transit supportive land uses.
- Use of conventional TOD-UC (transit oriented development – urban center) 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: Watkins / Gussman

Yeas: Gussman, Ham, McClung, Spencer, Nwasike, Watkins, and Wiggins

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

Michael Russell (704) 353-0225