



Zoning Committee

REQUEST

Current Zoning: B-1 HD-O (neighborhood business, Historic District)
Proposed Zoning: TOD-UC HD-O (transit oriented development, urban center, Historic District)

LOCATION

Approximately 0.15 acres located on the north side of East Worthington Avenue, east of South Boulevard.
(Council District 1 - Egleston)

PETITIONER

J D Brooks

**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 plan recommends 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 East / West Boulevard Station on the LYNX Blue Line.
- The proposal permits a site previously used for commercial 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: Ham / Wiggins

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

Nays: None

Absent: McClung

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 clarification provided that because the site is located within the Dilworth Historic District, the Historic District Commission would conduct a review of a proposal under their own standards when appropriate.

There was no further discussion of this petition.

PLANNER

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