



**Zoning Committee**

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**REQUEST**

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

**LOCATION**

Approximately 0.32 acres located on the east side of South Boulevard, south of East Worthington Avenue.  
(Council District 1 - Egleston)

**PETITIONER**

Pacific National Group, LLC c/o Brad Murr, MPV Properties

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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 *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-oriented, mixed use 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 a ¼ mile walk of East/West Station on the LYNX Blue Line.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- 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.

Motion/Second: Gussman / Nwasike

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

Nays: None

Absent: Wiggins (reflected as a Yea vote per Committee rules regarding unexcused absence)

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the request and noted that it is consistent with the adopted area plan. There was no discussion of this petition.

**PLANNER**

Claire Lyte-Graham (704) 336-3782