



Zoning Committee Recommendation

Rezoning Petition 2019-120

December 3, 2019

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-CC (transit oriented development-
community center)

LOCATION

Approximately 8.5 acres located on the north side of Wilkinson
Boulevard and on the east side of West Morehead Street
(Council District 3 - Watlington)

PETITIONER

Titan Partner, LLC, Trent Haston

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 *Bryant Park Land
Use and Streetscape Plan*, based on the information from the staff
analysis and the public hearing and because:

- The plan recommends mixed-use residential/office/retail land
use.

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 proposed rezoning for transit oriented development, is
consistent with the mixed-use land use recommendation for
this site.
- The site is within a ¼ mile of two proposed transit stations on
the CATS Silver Line.
- Use of conventional TOD-CC (transit oriented development –
community center) zoning applies standards and regulations
to create the desired form and intensity of transit supportive
development, and a conditional rezoning is not necessary; and
- TOD (transit oriented development) standards include
requirements for appropriate streetscape treatment, building
setbacks, street-facing building walls, entrances, and
screening.

The approval of this petition will revise the adopted future land
use as specified by the *Bryant Park Land Use and Streetscape
Plan*, from current mixed use recommendation to transit oriented
development land use for the site.

Motion/Second: Wiggins / Ham
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,
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.

One of the committee members asked about the future silver line alignment and whether or not staff felt comfortable recommending TOD in advance of the construction of the line. Staff stated that alignment will probably not deviate much from the current plan and that TOD would be similar to a MUDD (mixed use development district) zoning that falls under the area plan recommendation.

Another committee member commented that the likelihood of 2 stations located within ¼ mile of the subject property would be low, but they are comfortable with the location of the silver line alignment in regard to the subject property.

There was no further discussion of this petition.

PLANNER

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