



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed-use development, optional)
Proposed Zoning: TOD-NC (transit-oriented development, neighborhood center)

LOCATION

Approximately .4416 acres located at the northeast intersection of N. Davidson Street and E. 36th Street.
(Council District 1 - Egleston)

PETITIONER

Guy Properties

**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 *36th Street Station Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends transit-oriented development uses for the site.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition supports the general purpose of the TOD districts as described in Chapter 15 of the Code of Ordinances in that the approval of this petition would “encourage and enable the development of moderate to high-intensity compact, mixed-use urban neighborhoods near transit stations where people can live, work, shop, dine, and pursue cultural and recreational opportunities while enjoying a range of mobility choices.”
- Permitted uses and development standards within the TOD-NC district will help create a densely developed transit-supportive development within a quarter-mile of the 36th Street Station.
- As written, TOD-NC may be applied to parcels that are within a half-mile walk of a high capacity transit station and have compatible adopted future land uses. The site's location within a quarter-mile walk of the adopted LYNX Blue Line 36th Street Station and transit-oriented development land use recommendation make it an appropriate location for the TOD-NC district.
- The requested district is complimentary in nature to the surrounding mixed and transit-oriented uses in the area.

- The petition allows the existing structure located within the rezoning boundary to continue to operate/expand as permitted by the Ordinance.

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.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090