



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2020-101

November 4, 2020

---

---

**REQUEST**

Current Zoning: TOD-M(O) & I-2 (transit oriented development, mixed, optional; industrial)  
Proposed Zoning: TOD-UC (transit-oriented development, urban center)

**LOCATION**

Approximately 4.005 non-contiguous acres between three (3) parcels, all located in the Optimist Park community in the vicinity of Optimist Hall.  
(Council District 1 - Egleston)

**PETITIONER**

White Point Paces Partners, LLC

---

**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 both **inconsistent** and **consistent** with the *Parkwood Station Area Plan's* with respect to proposed land use, based on information from the staff analysis and the public hearing, and because:

- The plan recommends both transit-oriented uses and office/retail/industrial-warehouse-distribution uses for the site.

However, 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:

- This petition's request for transit-oriented development zoning achieves the Plan's land use policy of promoting a mix of transit-supportive land uses through new development and redevelopment.
- The request is consistent with adjacent zoning and land uses around the southwestern portion of the intersection of Parkwood Avenue and E. 16th Street.
- The TOD-UC district may be used in any transit station area or near a streetcar stop where high intensity transit-oriented development is appropriate.
- The TOD-UC district is not appropriate for sites adjacent to single-family zoning districts or uses. These parcels are not adjacent to any single family uses.
- The area plan recommends employment-based land uses, such as industrial, office and retail uses on the parcels north of North Brevard Street and adjacent to the rail yard

between East 13th and East 24th streets. A proposed TOD-UC district would likely generate office and retail uses on the parcel that falls within this area.

The approval of this petition will revise the adopted future land use for one parcel as specified by the *Parkwood Transit Station Area Plan* from office/retail/industrial-warehouse-distribution to TOD for the site.

Motion/Second: Blumenthal / Welton  
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton  
Nays: None  
Absent: None  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is both consistent and inconsistent with the adopted area plan.

There was no further discussion of this petition.

#### **PLANNER**

William Linville (704) 336-4090