



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-113

December 2, 2020

REQUEST

Current Zoning: I-1 (light industrial)
Proposed Zoning: TOD-CC (transit oriented development – community center)

LOCATION

Approximately Approximately 6.95 acres located along the south side of Wilkinson Boulevard and along the west side of Berryhill Road.
(Council District 3 - Watlington)

PETITIONER

Catalyst Partners

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Bryant Park Land Use and Streetscape Plan*, based on the information from the staff analysis and the public hearing and because:

- The *Bryant Park Land Use and Streetscape Plan* recommends warehouse/distribution uses.

However 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 less than .15 mile from the proposed Remount Road Transit Station on the LYNX 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.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- CATS staff is in the process of refining the LPA and will begin station area planning in 2021 which will include urban design, land use and infrastructure recommendations. CATS is supportive of zoning districts that allow transit-oriented development form and density within .50 mile of transit stations.

The approval of this petition will revise the adopted future land use from warehouse/distribution as specified in the *Bryant Park*

Land Use and Streetscape Plan to transit oriented development for the site.

Motion/Second: Welton / Kelly

Yeas: Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: Barbee

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

PLANNER

Claire Lyte-Graham (704) 336-3782