



Zoning Committee

REQUEST

Current Zoning: B-1 (neighborhood business), O-2 (office), and R-22MF (multi-family residential)
Proposed Zoning: TOD-NC (transit oriented development – neighborhood center)

LOCATION

Approximately 4.9 acres located north of Wilkinson Blvd, south of Arty Drive, and west of Berryhill Road.
(Council District 3 - Watlington)

PETITIONER

Madison Capital Group

**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 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 residential/office/retail land uses.

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 quarter mile walk from a proposed transit station, as part of CATS Silver Line light rail line project.
- Transit oriented development and mixed use developments have been approved along Wilkinson Boulevard and West Morehead Street on this corridor, less than five hundred feet from this site.

Motion/Second: Nwasike / Barbee

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

Nays: None

Absent: Samuel

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 why this site was recommended for TOD-NC when the neighboring properties are zoned TOD-CC. The committee member wondered why TOD-TR wasn't considered as the development abuts a residential neighborhood.

Staff responded that TOD-NC was preferred in this located over TOD-TR because of the allowed uses. TOD-TR allows more automotive driven uses versus TOD-NC which is less auto-centric.

One of the committee members stated that staff needs to be consistent in the location of various TOD districts.

There was no further discussion of this petition.

PLANNER

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