



## Zoning Committee Recommendation

Rezoning Petition 2021-038

July 6, 2021

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### REQUEST

Current Zoning: TOD-M(CD) (transit-oriented development, mixed, conditional)  
Proposed Zoning: TOD-UC(EX) (transit-oriented development, urban center, exception)

### LOCATION

Approximately 2 acres located at the southern intersection of Charles Avenue and Brevard Street.

(Council District 1 - Egleston)

### PETITIONER

White Point Partners, LLC

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### 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 *25<sup>th</sup> Street Station Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends mixed transit-oriented development at 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 request meets the approval standards listed in Section 15.12.4 in the City's TOD Ordinance, including being a "creative approach to the use of land that results in more efficient development than might otherwise be accomplished under the strict application of this ordinance" as well as encouraging "...the redevelopment, restoration, and/or adaptive reuse of existing structures...".
- The request meets the requirement of utilization of the EX district in that the petition provides two required actions – one action from sustainability (commitment to adaptively reuse the building with the need for the EX provision) and one action from public benefit (commitment to provide enhanced bike parking and seating).
- TOD-UC is appropriate for this site as it is less than .5 miles from the 25th Street Station.

Motion/Second: Welton / Blumenthal  
Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer  
and Welton  
Nays: None  
Absent: Chirinos  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

A brief discussion regarding the proposed public benefit occurred and what may happen if the building, as the conditional note suggests, is removed in the future because of structural deficiencies identified by a third-party engineer. Staff relayed that the EX would essentially be no longer necessary but the other item of public benefit (covered bike parking and seating) would remain an amenity to the overall development.

There was no further discussion of this petition.

**PLANNER**

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