



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-073

October 5, 2021

REQUEST

Current Zoning: B-1 PED (Neighborhood Business, Pedestrian Overlay)

Proposed Zoning: TOD-CC PED (Transit Oriented Development – Community Center, Pedestrian Overlay)

LOCATION

Approximately 0.5 acres located south of Rozzelles Ferry Road, north of State Street, and west of W Trade Street.

(Council District 2 - Graham)

PETITIONER

Period Design Concepts LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to Choose an item. this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *West End Land Use and Pedscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed-use (multi-family/office/retail) development 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 meets the mix of uses land use recommendation for this site as per the West End Land Use and Pedcape Plan.
- The site is within a ¼ mile walking distance from a Lynx Gold Line transit stop.
- The site is less than 300 feet from the West Trade/Rozzelles Ferry CNIP funded Five Points Pedestrian Plaza, set to open in November 2021.

Motion/Second: Spencer / Chirinos

Yeas: Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Blumenthal

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Committee member Chirinos inquired whether the petitioner would be constructing residences on the site. Staff replied that the district requested was conventional and would allow a number of uses, one of which is residential. However, the petition does not commit to residential or any other specific use. The site would be governed by the standards of the TOD-CC district.

There was no further discussion of this petition.

PLANNER

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