



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2020-098

November 2, 2020

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**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-CC (transit oriented development - community center)

**LOCATION**

Approximately 3.49 acres located at the intersection of Nations Crossing Road and West Exmore Street, north of Woodlawn Road.  
(Council District 3 - Watlington)

**PETITIONER**

Range Water Real Estate

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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 **inconsistent** with the *Woodlawn Transit Station Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office and retail uses for this 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:

- The site is within a ½-mile walk of the Woodlawn Station.
- The TOD-CC district may be applied to parcels within a ½-mile walking distance of an existing rapid station, or within ½ mile walking distance of an existing streetcar stop.
- The petition would allow for the redevelopment of the site to transit supportive uses.
- The site is in close proximity to other areas in transit oriented development zoning districts.
- The site is located in an area of moderate intensity development, appropriate for the application of the TOD-CC zoning district.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use as specified by the Woodlawn Station Area Plan (2008), from office and retail uses to transit oriented development for the site.

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

**ZONING COMMITTEE  
DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902