



Zoning Committee

REQUEST

Current Zoning: MUDD(CD) (mixed use development, conditional)
Proposed Zoning: TOD-TR (transit oriented development-transition)

LOCATION

Approximately 0.95 acres located on the west side of Nations Crossing Road, south of Verbena Street.
(District 3 – Watlington)

PETITIONER

Ed Zespa

**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 *Woodlawn Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends mixed use (residential/office/retail) as amended by petition 2017-204.

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 site is approximately ½ mile from Woodlawn Station on the LYNX Blue Line.
- Since the adoption of the plan, TOD and mixed use development has advanced in the Lower South End area in the direction of this parcel significantly.
- The proposal allows a site previously used for industrial/office to convert to transit supportive land uses.
- Use of conventional TOD-TR 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.
- The TOD-TR district may be applied to parcels within 1-mile walking distance of an existing rapid transit station.

Motion/Second: Wiggins / Gussman
Yeas: Gussman, Ham, McClung, Spencer, Nwasike,
and Wiggins
Nays: None
Absent: Watkins
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the conventional request, referencing abutting acreage to the west recently rezoned to TOD-TR via petition 2019-132. A Commissioner expressed concern regarding the impact of rezonings in this area on employment opportunities. There was no further discussion of this request.

PLANNER

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