



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed use development district, optional)
Proposed Zoning: TOD-UC (transit oriented development –urban center)

LOCATION

Approximately 1.89 acres located in the southeast quadrant of the intersection of Church Street and Bland Street.
(Council District 3 - Watlington)

PETITIONER

Nolan Elenz

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Midtown Morehead Cherry Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends transit oriented development-mixed.

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.
- The site is within a ¼ mile of the Bland Street LYNX Blue Line Station.
- Use of conventional TOD-UC (transit oriented development – urban center) 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.

Motion/Second: Kelly / Watkins

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

PLANNER

Claire Lyte-Graham (704) 336-3782