



Zoning Committee

REQUEST

Current Zoning: I-2 (heavy industrial)
Proposed Zoning: TOD-TR (transit transition)

LOCATION

Approximately 4.24 acres located at the northeast intersection of Anderson Street and Spencer Street in the NODA community. (Council District 1 - Egleston)

PETITIONER

Boulevard Real Estate Advisors

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 **inconsistent** with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends industrial uses for this site.

However, 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:

- While inconsistent with the plan's recommendation for industrial uses at the site, the plan acknowledges the likelihood of light rail development and resulting land use changes. The plan states "when a light rail system is built, adjacent land uses will be affected".
- The TOD-TR district is an appropriate transition from higher intensity TOD Districts to adjacent existing neighborhoods. As there is existing TOD-TR to the north and existing single family zoning to the south, TOD-TR is an appropriate district for this site.
- The request for TOD-TR at this site is appropriate as the site is greater than one-half mile but less than one mile walking distance to a transit stop.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial uses to transit-oriented development-mixed for the site.

Motion/Second: Barbee / Blumenthal
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton
Nays: None

Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Committee member Barbee had a question regarding trip generation and how trips were calculated for TOD districts. It was explained that as this is a conventional petition, there was no specific use outlined for the site and trip generation was difficult to ascertain. However, when the project gets to permitting and the proposed use exceeds 2,500 trips per day, a traffic study would be required.

There was no further discussion of this petition.

PLANNER

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