



Zoning Committee

REQUEST

Current Zoning: TOD-M(O) (transit-oriented development – mixed, optional) & I-2 (heavy industrial)
Proposed Zoning: TOD-UC (transit urban center)

LOCATION

Approximately 5.2 acres located along Brevard Street at its intersection with Belmont Avenue near the Optimist Hall development.
(Council District 1 - Egleston)

PETITIONER

White Point Paces Partners, LLC

**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** and **consistent** with the *Parkwood Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends both office/retail/industrial and transit-oriented uses for the 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:

- As a portion of the site is currently zoned a legacy TOD district (TOD-M(O)), this rezoning will allow the whole site to obtain updated TOD zoning which will allow for a unified development with shared design standards.
- As written, the TOD-UC district may be applied to parcels within ½ mile of a transit station. The site is within a ½ walk of the Blue Line’s 9th Street Transit Station.
- Use of conventional TOD zoning districts applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

The approval of this petition will revise the adopted future land use as specified by the *Parkwood Transit Station Area Plan*, from office/ retail/industrial to transit oriented - mixed for the western portion of the site.

Motion/Second: Blumenthal / McMillan

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 both inconsistent and consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090