



Zoning Committee

REQUEST

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

LOCATION

Approximately 1 acre located in the western quadrant of the intersection of Kingston Avenue and South Boulevard, east of Camden Road.
(Council District 3 - Watlington)

PETITIONER

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

- The plan recommends transit supportive development.

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 subject site is within 0.50-mile walk of the East/West Boulevard Station on the LYNX Blue Line.
- The proposal permits a site previously used for commercial uses to convert to transit supportive land uses.
- 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: Welton / Barbee

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 consistent with the adopted area plan.

A Commissioner inquired about the Dilworth Historic District location in relation to the rezoning site, and staff pointed out a segment of its general boundary on a map. A Commissioner inquired about height and staff responded that historic district regulations override certain requirements. A Commissioner questioned transitioning from TOD zoning to residential neighborhood. There was no further discussion of this petition.

PLANNER

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