



Zoning Committee

REQUEST

Current Zoning: TOD-CC (transit-oriented development-community center)
Proposed Zoning: TOD-TR(CD) (transit-oriented development-transitional, conditional)

LOCATION

Approximately 0.976 acres located on the north side of East Woodlawn Road, east of Tryon Street, and west of South Boulevard.
(Council District 3 - Watlington)

PETITIONER

Fifth Third Bank

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Woodlawn Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends transit-oriented development for this parcel.

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:

- There is a community benefit in allowing a drive-through given the current health conditions and varying needs of residents and users, including vulnerable populations.
- The rezoning will facilitate transportation enhancements via improvements to highly used bus routes along E. Woodlawn Road.
- A drive-through will allow different users an opportunity to interact with a person.

Motion/Second: Welton / Chirinos

Yeas: Chirinos, Ham, Rhodes, and Welton

Nays: Blumenthal, Samuel, and Spencer

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff reviewed the petition and noted that it was presented at the December work session, but due to lack of sufficient votes was

being revisited at this meeting. Staff noted that the drive-through is only permitted in conjunction with the financial institution. Staff briefly reviewed the change since the public hearing pertaining to coordination of bus stop improvements. Staff noted non-support as the request is inconsistent with the goals and objectives of transit-oriented development and a step in the wrong direction.

Commissioner Samuel noted that the request was an automatic deferral due to insufficient votes. Commissioner Spencer made a recommendation of denial and Commissioner Blumenthal seconded the motion.

Commissioner Chirinos asked if at this point a suggestion or comments are permitted. Commissioner Chirinos stated after revisiting the discussion from November 15th noted issues still unresolved. Commissioner Chirinos expressed that due to concerns regarding the current health conditions there should be expanded choices and opportunities on utilization of sites, especially given standards have yet to be properly defined.

Commissioner Blumenthal stated his vote is "no" to this down zone because if petition fails a bank may still be established at that location without a drive-through and that the 30-year lease is not contingent upon the drive-through. Commissioner Blumenthal noted that the neighborhood will not lose access to a bank.

Commissioner Welton noted conditions moving forward also flies the other way because the financial institution is facilitating the bus stop improvements on a heavily used route, and without the rezoning the funding would not be put forth.

Commissioner Samuel noted it is preferred to have this type of discussion prior to a vote and expressed an intent to vote against because the request is not appropriate at a location where high density development and increased pedestrian footprints are the desired outcome.

Staff noted that there needs to be a motion for approval.

Commissioner Spencer noted that at some point the City needs to determine if it is a plan making or deal making, and if principles continue to be up for sale, there will be no principles left.

Commissioner Chirinos responded that this is a response to current health crisis and therefore each petition should be looked at individually. Commissioner Chirinos noted that it is not about selling principles but adapting to reality and allowing flexibility. Framework is needed but through an equitable lens.

Chair Samuel commented that Fifth Third reported that they've experienced an increase to 90% of customer interactions are digital, 60% of all transactions digital, and 50% of deposits were digital. Chair Samuel further stated that banking institutions will continue closing drive through operations which is what has been

happening over the past decade. The impacts of COVID have certainly impacted our communities, but banks will continue to follow their clientele and customer base to the digital format. This is more of a long term strategy, which is why Fifth Third has invested hundreds of millions of dollars in their digital infrastructure.

There was no further discussion of this petition.

MINORITY OPINION

Commissioners believe that adding a drive through on a parcel zoned for TOD would set a bad precedent that goes against the objectives of transit-oriented development and is inconsistent with the goals of transit-supportive infrastructure.

PLANNER

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