



Zoning Committee

REQUEST	Current Zoning: TOD-M(O) (transit-oriented development-mixed, optional) Proposed Zoning: TOD-UC (transit-oriented development, urban center)
LOCATION	Approximately .75 acres located near the SW terminus of N. Brevard Street at Parkwood Avenue with frontage along Blue Line. (Council District 1 - Egleston)
PETITIONER	Space Craft, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Parkwood Transit Station Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends transit-oriented development – mixed uses for the site.

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 requested zoning designation (TOD-UC) is appropriate in that the site is less than a .25-mile walk to the Parkwood Transit Station.
- The requested district is contextually appropriate with existing zoning districts NE of Parkwood Avenue.
- The context and location of the site ensure that existing Belmont and Optimist Park neighborhoods remain protected.
- The request is consistent with the Plan’s land use recommendation promoting a mix of transit-supportive land uses (residential, retail, civic, and office) from Parkwood Avenue to East 24th Street.

Motion/Second: Welton / Ham

Yeas: Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: None

Recused: Blumenthal

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

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