



Zoning Committee Recommendation

Rezoning Petition 2022-194

May 2, 2023

REQUEST

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: TOD-NC (transit oriented development, neighborhood center)

LOCATION

Approximately 0.512 acres located at the northeast intersection of Beatties Ford Road and Gilbert Street, west of Newland Road, and south of Interstate 85.
(Council District 2 - Graham)

PETITIONER

RC Ventures, 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:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The 2040 Policy Map (2022) recommendation for the Neighborhood 2 Place Type.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- This petition is appropriate and compatible with the adjacent commercial development along Beatties Ford Road and the adjacent residential neighborhoods to the east due to the small size of the site and the potential for providing additional housing types, neighborhood scale commercial space, access to goods and services, dining, entertainment designed in a walkable manner prescribed by the TOD-NC district.
- The site is located within 1/8-mile walking distance of the planned Montana Drive City Lynx Gold Line Streetcar Station and within a 1/2-mile of the planned Rosa Parks Place City Lynx Gold Line Streetcar Station.
- The TOD-NC district may be applied to parcels within a 1/4-mile walking distance of an adopted and funded streetcar stop. However, the Gold Line phase 3 extension is not yet funded.

- TOD standards include requirements for enhanced streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The site is served by the number 7 and 26 CATS local buses and is located within ½-mile of the Rosa Parks Community Transit Center offering additional service to the number 18 crosstown bus.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

Motion/Second: Lansdell / Welton

Yeas: Gaston, Gussman, Harvey, Lansdell, Welton, Russell

Nays: None

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Lansdell stated that city has worked with the community on this site and feels that this is a positive change and will be supporting the petition.

Commissioner Russell stated that this was an innovative decision to rezone to TOD considering the that it is adjacent to a proposed streetcar line and a good small development opportunity.

Chairman Gussman stated that the city should consider supporting more aspirational TOD sites where bus service is existing.

There was no further discussion of this petition.

MINORITY OPINION PLANNER

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